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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
APRIL 24, 1980
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

1:30 P.M.

1. Current Matters

A. Director's Report.

B. Commissioners' Questions and Matters

President Rosenblatt noted that Interior Secretary Andrus had relieved William Whalen of his duties as Manager of the Golden Gate National Recreation Area. He proposed that he send a telegram to the Interior Secretary. I would very much like to commend Mr. Whalen for his and G.G.N.R.A.'s Accomplishments, he said. The Commission concurred.

By a unanimous vote, the Commission established a policy of Discretionary Review of any building permit application for the former Sutro Baths Site.

2:00 P.M.

2. ZM79.18 - CONSIDERATION OF RECLASSIFICATION OF PROPERTY AND
ZT79.5 AMENDMENT OF CITY PLANNING CODE CONCERNING PROPERTY AT
THE FORMER SUTRO BATHS SITE, NORTH OF POINT LOBOS
AVENUE, LOT 21 IN ASSESSOR'S BLOCK 1313, TO ESTABLISH
A SPECIAL USE DISTRICT TO REQUIRE CONDITIONAL USE
AUTHORIZATION FOR ALL USES, A BUILDING HEIGHT LIMITATION
TO 40 FEET ABOVE GRADE AT ANY POINT, AND LIMITATION OF
SITE AREA ON WHICH BUILDINGS OR IMPROVEMENTS MAY BE
LOCATED, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of December 13, 1979
and February 21, 1980)

Approved

Resolution No. 8567

Vote 7-0

2:30 P.M.

3. RS79.108 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 236-46 EUCLID AVENUE, NORTHEAST CORNER AT COLLINS STREET, LOT 12 IN ASSESSOR'S BLOCK 1045, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Application withdrawn - No Action taken.

4. RS80.22 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 1907 LEAVEN-WORTH STREET, NORTHWEST CORNER AT GREEN STREET, LOT 4 IN ASSESSOR'S BLOCK 122, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with conditions Resolution No. 8568

Vote 4-3

Voting no: Commissioners Bierman, Dearman and Starbuck

5. RS80.75 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 2025 BRODERICK STREET, WEST SIDE BETWEEN SACRAMENTO AND CLAY STREETS, LOT 2 IN ASSESSOR'S BLOCK 1005, FOR 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with conditions Resolution No. 8569

Vote 4-3

Voting no: Commissioners Bierman, Dearman and Starbuck

6. RS80.72 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 3825 SCOTT STREET, NORTHWEST CORNER AT JEFFERSON STREET, LOT 1H IN ASSESSOR'S BLOCK 912, FOR 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with conditions Resolution No. 8570

Vote 4-3

Voting no: Commissioner Bierman, Dearman and Starbuck

3:30 P.M.

7. RS80.59 - REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 3620 - 19TH STREET, INTERIOR PORTION OF BLOCK ALSO BOUNDED BY OAKWOOD, 18TH AND GUERRERO STREETS, LOT 18, 68 AND 70 IN ASSESSOR'S BLOCK 3587, FOR 31-UNIT CONDOMINIUM SUB-DIVISION (EE78.248).

NOTE: TO PROVIDE ADDITIONAL PUBLIC NOTICE, THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO MAY 15, 1980.

Passed motion to continue to May 15, 1980.

Vote 7-0

3:30 P.M. (Cont)

8. RS80.7 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2200 PACIFIC AVENUE, NORTHWEST CORNER AT BUCHANAN STREET, LOT 20 IN ASSESSOR'S BLOCK 530, FOR 65-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

(Continued from the Regular Meeting of March 20, 1980)

Approved with conditions Resolution No. 8571

Vote 4-3

Voting no: Commissioners Bierman, Dearman and Starbuck

4:00 P.M.

9. EE79.480 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR PROJECT DESCRIBED UNDER THE NEXT ITEM. (CU80.11)

Disapproved/Appeal Resolution No. 8572 Vote 6-0

Absent: Commissioner Dearman

10. CU80.11 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT GRAY-STONE TERRACE AND IRON ALLEY, SOUTHWEST CORNER, A THROUGH LOT TO (AND PROPOSED TO INCLUDE PORTIONS OF) OLD BURNETT AVENUE, LOT 16 IN ASSESSOR'S BLOCK 2719B FOR EIGHT DWELLING UNITS ON LOT WITH EXISTING AREA OF 12,125 SQUARE FEET, WHEN 1,500 SQUARE FEET IS REQUIRED PER UNIT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 3, 1980)

Approved with conditions Resolution No. 8573

Vote 4-2

Voting no: Commissioners Bierman and Starbuck

Absent: Commissioner Dearman

11. R79.50 - REVIEW FOR CONFORMITY WITH MASTER PLAN OF VACATION OF OLD BURNETT AVENUE, FROM COPPER ALLEY TO RACCOON DRIVE. (STAFF WILL RECOMMEND ACTION ON THIS REFERRAL IN CONJUNCTION WITH ACTION ON CU80.11)
(Continued from the Regular Meeting of April 3, 1980).

Passed motion to authorize the Director to Report:

(1) That the vacation of Old Burnett Avenue from the southerly line of the access driveway presently serving Lot 17 in Assessor's Block 2719B to Raccoon Drive, and from Copper Alley southerly and south-easterly, is not in conformity with the Master Plan, as no known proposals exist for its use, and (2) that the vacation of Old Burnett Avenue from the southerly line of the above access driveway to Copper Alley

4:00 P.M. (Cont)
11. R79.50 (Cont)

is in conformity with the Master Plan. It is further recommended that the disposition of this land provide (1) that any portions of the vacated right-of-way between the land required for private access or building construction and new Burnett Avenue be vacated to the City, (2) that the Iron Alley right-of-way be retained between Graystone Avenue and the public land abutting new Burnett Avenue, and (3) that the portion from Copper Alley approximately 65 feet northerly and westerly be vacated to the City, in order to provide a buffer zone between new Burnett Avenue and private development, with provision of a light, air and access easement to the abutting property in Assessor's Block 2718A, provided that there be no construction, with the exception of paving of access roads and necessary retaining walls, in those portions of Old Burnett Avenue, to be vacated and sold, east of the Walti property (Lot 17), south of the property owned by Lindstrom et al, proposed for twenty units. Construction, beyond paving and necessary retaining walls, would be permitted only on portions of Old Burnett Avenue as shown on plans submitted under Conditional Use Application No. CU80.11 and approved under City Planning Commission Resolution No. 8573.

Adjourned: 7:00 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
MAY 1, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 9 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakshima,
Rosenblat and Sklar.

ABSENT: Commissioner Dearman.

1:00 P.M.

1. Current Matters
 - A. Director's Report

The Director of Planning, Rai Okamoto, reported that the Department would participate in the California Tomorrow Intern program, and that a number of these interns would be assigned to the Department.

Gerald Owyang, Planner II, reported that Environmental Impact Reports (EIR) were pending for three (3) major downtown hotels, the Hilton Tower No. 2, the Holiday Inn and the Ramada Hotel. The Commission had been given copies of the work-scope outline for the draft EIR for the Hilton Tower No. 2. Mr. Owyang asked if the Commission wished to comment on the completeness of the work-scope outline.

Commissioner Starbuck asked if there was any possibility of a Master EIR for all three hotels. Mr. Owyang said that project phasing would make it difficult to do a Master EIR. Commissioner Starbuck said that, in this instance, a Master EIR could become the prototype for a Master EIR for the downtown.

The Director said that, in meetings with project sponsors or EIR consultants, the issue of a Master EIR would be resurfaced.

President Rosenblatt noted that, if the Commission chose to comment on the work-scope, the Commission could require still more information at the time of the hearing on the draft EIR.

1:00 P.M. (Cont)A. Director's Report (Cont)

The Director noted that a draft Resolution, honoring Mr. Jack Spring on the occasion of his retirement as General Manager of the Recreation and Park Department, was before the Commission.

Commissioners Bierman and Rosenblatt said that they had no doubt that many people could continue to seek Jack Spring's counsel. Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Karasick and passed unanimously as City Planning Commission Resolution No. 8576.

Mr. Jack Spring was present, and he thanked the Commission.

Mary Anne Miller, Planner III, gave a brief status report on the program to develop housing on a number of surplus school sites.

Noting that school district architects would develop site plans based on staff developed development guidelines, President Rosenblatt said that the Commission might still chose to reserve final Planned Unit Development approvals until final plans are reviewed.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A PERSONAL SERVICES CONTRACT, WITH JON TWICHELL TO UNDERTAKE MAJOR TASKS OF THE CIVIC CENTER TRANSPORTATION SYSTEMS MANAGEMENT PROGRAM (TSM), FOR AN AMOUNT NOT TO EXCEED \$7,500.00. THE CIVIC CENTER TSM PROGRAM, AS AUTHORIZED BY CITY PLANNING RESOLUTION NO. 8113. IS FUNDED THROUGH A CONTRACT BETWEEN THE DEPARTMENT OF CITY PLANNING AND THE CALIFORNIA ENERGY COMMISSION.

George Williams, Assistant Director of Planning, indicated that a draft resolution containing the following "resolved" clause was before the Commission: "NOW, THEREFORE, BE IT RESOLVED, That the City Planning Commission does hereby authorize the Director of Planning, on behalf of the Transportation Policy Group, to negotiate and execute an agreement with Jon Twichell to perform certain tasks and services to comply with some of the corresponding obligations in the above mentioned Contract No. 400-79-059 with the California Energy Resources Conservation and Development Commission, for an amount not to exceed \$7,500."

1:00 P.M. (Cont)

A. Director's Report

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed by a vote 5-1 as City Planning Commission Resolution No. 8577. Voting no: Commissioner Starbuck. Absent: Commissioner Dearman.

B. Commissioners' Questions and Matters.

1:30 P.M.

2. LM79.2 - CONSIDERATION OF SAN FRANCISCO MINING EXCHANGE AT 350 BUSH STREET, LOT 3 IN ASSESSOR'S BLOCK 269, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO PROPOSE TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.
(Continued from the Regular Meeting of April 17, 1980)

Approved Resolution No. 8578 Vote 6-0
Absent: Commissioner Dearman

3. REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2542-44 WASHINGTON STREET, NORTH SIDE BETWEEN FILLMORE AND STEINER STREETS, LOT 11 IN ASSESSOR'S BLOCK 606, FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION WITH AN EXCEPTION TO SUBDIVISION CODE PROVISIONS REGARDING THE CREATION OF VACANCIES FOR THE PURPOSE OF PREPARING THE BUILDING FOR CONVERSION.
(Continued from the Regular Meeting of April 17, 1980)

Disapproved Resolution No. 8579 Vote 6-0
Absent: Commissioner Dearman

2:00 P.M.

4. CU80.20 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2020 JACKSON STREET, NORTH SIDE BETWEEN OCTAVIA AND LAGUNA STREETS, LOT 19 IN ASSESSOR'S BLOCK 591, FOR CONVERSION TO CREATE TWO DWELLING UNITS ON LOT WITH AREA OF 6,959 SQUARE FEET, WHEN 3,000 SQUARE FEET IS REQUIRED PER UNIT, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.82)

Disapproved Resolution No. 8580 Vote 4-2
Voting no: Commissioners Bierman and Nakashima
Absent: Commissioner Dearman

2:00 P.M. (Cont)

5. CU80.14 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 180 URBANO DRIVE, INTERIOR PORTION OF BLOCK, BETWEEN VICTORIA STREET AND CORONA COURT, LOT 8 IN ASSESSOR'S BLOCK 6914, FOR 4-STALL COMMUNITY GARAGE, IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLING) DISTRICT. (EE80.59)

Disapproved Resolution No. 8581 Vote 6-0
Absent: Commissioner Dearman

2:30 P.M.

6. CU80.19 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2489 - 19TH AVENUE, WEST SIDE BETWEEN ULLOA AND TARAVAL STREETS, LOT 17 IN ASSESSOR'S BLOCK 2406, FOR CONVERSION TO 35-PERSON CHURCH, IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLING) DISTRICT. (EE80.71)

Approved with conditions Resolution No. 8522
Vote 6-0
Absent: Commissioner Dearman

7. CU80.35 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 533 CASTRO STREET, EAST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 68 IN ASSESSOR'S BLOCK 3583, FOR MEDICAL OFFICE ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT PENDING BEFORE THE BOARD OF SUPERVISORS FOR AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT. (EE80.123)

Approved with conditions Resolution No. 8583
Vote 6-0 Absent: Commissioner Dearman

3:00 P.M.

8. ZM80.1 - REQUEST FOR RECLASSIFICATION OF PROPERTY OF 4135 ARMY STREET, SOUTH SIDE BETWEEN NOE AND CASTRO STREETS, LOT 46 IN ASSESSOR'S BLOCK 6581, FROM AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT. (EE80.40)

Disapproved Resolution No. 8584 Vote 6-0
Absent: Commissioner Dearman

MAY 1, 1980

3:00 P.M. (Cont)

9. ZM80.12 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 1801 FULTON STREET, SOUTHWEST CORNER AT MASONIC AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1187, FROM AN RH-3 (HOUSE, THREE-FAMILY) TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) OR A C-1 (NEIGHBORHOOD SHOPPING) DISTRICT. (EE80.99)

Passed motion to continue to June 5, 1980

Vote 6-0

Absent: Commissioner Dearman

3:30 P.M.

10. ZM80.11 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 6900, 6901 AND 6940 GEARY BOULEVARD AND 490 - 33RD AVENUE, INCLUDING BOTH NORTH CORNERS AND SOUTHWEST CORNER, LOT 1 IN ASSESSOR'S BLOCK 1511, LOT 7 AND 22 IN ASSESSOR'S BLOCK 1465, AND LOT 12 IN ASSESSOR'S BLOCK 1464, FROM AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) TO AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT. (EE80.92)

Approved Resolution No. 8585 Vote 6-0

Absent: Commissioner Dearman

11. CU79.64 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT INDIA BASIN, SOUTHEASTERLY PORTION NORTHEAST OF GRIFFITH STREET AND INNES AVENUE, ASSESSOR'S BLOCK 4572, 4579, 4580-88, 4596-97, 4606-07, 4620-21 AND 4631, AND LOT 1 IN ASSESSOR'S BLOCK 4630 AND LOTS 9, 10 AND 10A IN ASSESSOR'S BLOCK 4644, FOR PLANNED UNIT DEVELOPMENT FOR MARINA WITH APPROXIMATELY 500 LIVE-ON BOAT SLIPS, 400 BOAT DRY STORAGE, OFFICE BUILDING, PARKING, STREET IMPROVEMENTS AND 4-ACRE PARK, IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT. (EE79.12)

NOTE: BECAUSE ENVIRONMENTAL EVALUATION OF THIS PROJECT HAS NOT BEEN COMPLETED, THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED INDEFINITELY.

Passed motion to continue to August 7, 1980
(Possibly)

Vote 6-0

Absent: Commissioner Dearman

4:00 P.M.

12. R79.45 - SIDEWALK CHANGE, PORTION OF LONDON AND PARIS STREETS, NORTH OF EXCELSIOR AVENUE, ADJACENT TO EXCELSIOR SCHOOL, ASSESSOR'S BLOCK 6012.
(Continued from the Regular Meeting of April 17, 1980)

Passed motion to authorized the Director to report that the matter is in conformity with the Master Plan.

Vote 6-0

Absent: Commissioner Dearman

4:30 P.M.

13. CU80.9 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2220-22 SACRAMENTO STREET, NORTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 5 IN ASSESSOR'S BLOCK 627 FOR A 16-ROOM HOTEL (THE MANSION) AND NONPROFIT FOUNDATION (BUFANO SOCIETY OF THE ARTS) IN A BUILDING PROPOSED FOR DESIGNATION AS A LANDMARK (LM80.3, CHAMBERS MANSION) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 3, 1980)

Approved with conditions Resolution No. 8586

Vote 5-1

Voting no: Commissioner Starbuck

Absent: Commissioner Dearman

Adjournment.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
MAY 8, 1980
ROOM 202, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 8 1980

COMMUNITY PLAN
FIVE-STAR RATING

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of April 10, 1980,
to be considered for approval.

Approved unanimously. Vote 7-0

1:00 P.M.

1. Current Matters

A. Director's Report

Larry Mansbach, Planner II, presented to the Commission a document entitled "Central Waterfront Plan". Mr. Mansbach said that there would be public meetings and a public hearing before the Commission. Upon adoption by the Commission, the document will become a part of the Comprehensive Plan, he said.

The Director reported that the Department had done an administrative amendment to the negative declaration for the proposed "Britt" amendment to the initiated change in the text of the City Planning Code related to development "bonuses" in the downtown.

The Director indicated that the Commission had before it the formal language of a resolution for a proposal (ZM80.11) at 6900 Geary Boulevard. The proposed reclassification had been approved by the Commission at its regular meeting of May 1, 1980.

Commissioner Karasick moved that the Commission adopt the formal language of the resolution. The motion was seconded by Commissioner Nakashima and passed unanimously. Because she had not been present at the initial hearing, Commission Dearman abstained.

B. Commissioners' Questions and Matters

1:30 P.M.2. PRESENTATION OF MASTER PLAN FOR THE PRESIDIO OF SAN FRANCISCO.

Informational Presentation - No Action taken.

2:00 P.M.

3. LM79.5 - CONSIDERATION OF HEALTH SCIENCES LIBRARY AT 2395 SACRAMENTO STREET, SOUTHWEST CORNER AT WEBSTER STREET, LOT 16 IN ASSESSOR'S BLOCK 637, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of April 10, 1980)

Approved Resolution No. 8587 Vote 7-0

4. CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Regular Meeting of April 10, 1980)

NOTE: A CITY ATTORNEY'S OPINION, REQUESTED BY THE COMMISSION, HAS NOT BEEN RECEIVED. THE COMMISSION WILL CONTINUE THIS MATTER AND TAKE PUBLIC TESTIMONY AT A LATER DATE.

Passed motion to continue to May 29, 1980. Vote 7-0

3:00 P.M.

5. CONSIDERATION OF AMENDMENTS TO THE RESIDENCE ELEMENT OF THE COMPREHENSIVE PLAN WITH RESPECT TO CONDOMINIUM CONSERVATION SUBDIVISIONS BY AMENDING OBJECTIVE 5, POLICY 4 (EXPAND OPPORTUNITIES FOR HOME OWNERSHIP) AND ADDING A NEW POLICY CONCERNING THE CONVERSION OF EXISTING RENTAL APARTMENT BUILDINGS INTO CONDOMINIUMS OR STOCK COOPERATIVES ONLY WHEN THE CONVERSION MEETS CERTAIN CRITERIA.

Passed motion to continue to June 12, 1980. Vote 7-0

6. CONSIDERATION OF ENDORSEMENT OF AMENDMENTS TO PART II, CHAPTER XIII (SUBDIVISION CODE), SAN FRANCISCO MUNICIPAL CODE WITH RESPECT TO CONDOMINIUM SUBDIVISIONS.

Passed motion to continue to June 12, 1980. Vote 7-0

4:00 P.M.

7. CU79.69 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 340-70 GUERRERO STREET, WEST SIDE, INCLUDING FRONTAGE ON 15TH AND 16TH STREETS, WITHIN BLOCK ALSO BOUNDED BY DOLORES STREET (FORMERLY FOREMOST-MCKESSON PLANT); LOTS 10, 24 AND 56 IN ASSESSOR'S BLOCK 3556, FOR A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 141 DWELLING UNITS, 2 RETAIL SHOPS, AND 141 PARKING SPACES, REQUIRING EXCEPTIONS TO FRONT SET-BACKS, REAR YARDS AND PARKING IN REAR YARDS, IN A C-2 (COMMUNITY BUSINESS) AND RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
(Continued from the Regular Meeting of April 10, 1980)
- Approved with conditions Resolution No. 8588
Vote 7-0
8. DR80.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7907774, 7907775, 7907776 TO BUILD THREE DUPLEXES ON THREE UPHILL SLOPING LOTS, EACH UNIT HAVING ROOMS ON MORE THAN ONE LEVEL, IN AN RH-3 (HOUSE, THREE-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT AT 575-579 - 27TH STREET NEAR CASTRO; LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590.
(Continued from the Regular Meeting of April 10, 1980)
- NOTE: STAFF WILL RECOMMEND CONTINUATION TO MAY 22, 1980, AT REQUEST OF BOTH APPLICANT AND INITIATOR OF DISCRETIONARY REVIEW REQUEST.
- Passed motion to continue to May 22, 1980. Vote 7-0

Adjourned:

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SAN FRANCISCO
CITY PLANNING COMMISSION DOCUMENTS DEPT.
SUMMARY OF THE
REGULAR MEETING
THURSDAY
MAY 8, 1980
ROOM 282, CITY HALL
1:00 P.M.

JUN 9 1980
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of April 10, 1980,
to be considered for approval.

Approved unanimously. Vote 7-0

1:00 P.M.

1. Current Matters
 - A. Director's Report

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The Director reported that the Department had done an administrative amendment to the negative declaration for the proposed "Britt" amendment to the initiated change in the text of the City Planning Code related to development "bonuses" in the downtown.

The Director indicated that the Commission had before it the formal language of a resolution for a proposal (ZM80.11) at 6900 Geary Boulevard. The proposed reclassification had been approved by the Commission at its regular meeting of May 1, 1980.

Commissioner Karasick moved that the Commission adopt the formal language of the resolution. The motion was seconded by Commissioner Nakashima and passed unanimously. Because she had not been present at the initial hearing, Commission Dearman abstained.

- B. Commissioners' Questions and Matters

May 8, 1980

1:30 P.M.

2. PRESENTATION OF MASTER PLAN FOR THE PRESIDIO OF SAN FRANCISCO.

Informational Presentation - No Action taken.

2:00 P.M.

3. LM79.5 - CONSIDERATION OF HEALTH SCIENCES LIBRARY AT 2395 SACRAMENTO STREET, SOUTHWEST CORNER AT WEBSTER STREET, LOT 16 IN ASSESSOR'S BLOCK 637, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of April 10, 1980)

Approved Resolution No. 8587 Vote 7-0

4. CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Regular Meeting of April 10, 1980)

NOTE: A CITY ATTORNEY'S OPINION, REQUESTED BY THE COMMISSION, HAS NOT BEEN RECEIVED. THE COMMISSION WILL CONTINUE THIS MATTER AND TAKE PUBLIC TESTIMONY AT A LATER DATE.

Passed motion to continue to May 29, 1980. Vote 7-0

3:00 P.M.

5. CONSIDERATION OF AMENDMENTS TO THE RESIDENCE ELEMENT OF THE COMPREHENSIVE PLAN WITH RESPECT TO CONDOMINIUM CONVERSION SUBDIVISIONS BY AMENDING OBJECTIVE 5, POLICY 4 (EXPAND OPPORTUNITIES FOR HOME OWNERSHIP) AND ADDING A NEW POLICY CONCERNING THE CONVERSION OF EXISTING RENTAL APARTMENT BUILDINGS INTO CONDOMINIUMS OR STOCK COOPERATIVES ONLY WHEN THE CONVERSION MEETS CERTAIN CRITERIA.

Passed motion to continue to June 12, 1980. Vote 7-0

6. CONSIDERATION OF ENDORSEMENT OF AMENDMENTS TO PART II, CHAPTER XIII (SUBDIVISION CODE), SAN FRANCISCO MUNICIPAL CODE WITH RESPECT TO CONDOMINIUM SUBDIVISIONS.

Passed motion to continue to June 12, 1980. Vote 7-0

May 8, 1980

4:00 P.M.

7. CU79.69 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 340-70 GUERRERO STREET, WEST SIDE, INCLUDING FRONTAGE ON 15TH AND 16TH STREETS, WITHIN BLOCK ALSO BOUNDED BY DOLORES STREET (FORMERLY FOREMOST-MCKESSON PLANT); LOTS 10, 24 AND 56 IN ASSESSOR'S BLOCK 3556, FOR A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 141 DWELLING UNITS, 2 RETAIL SHOPS, AND 141 PARKING SPACES, REQUIRING EXCEPTIONS TO FRONT SET-BACKS, REAR YARDS AND PARKING IN REAR YARDS, IN A C-2 (COMMUNITY BUSINESS) AND RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
(Continued from the Regular Meeting of April 10, 1980)

Approved with conditions Resolution No. 8588
Vote 7-0

8. DR80.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7907774, 7907775, 7907776 TO BUILD THREE DUPLEXES ON THREE UPHILL SLOPING LOTS, EACH UNIT HAVING ROOMS ON MORE THAN ONE LEVEL, IN AN RH-3 (HOUSE, THREE-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT AT 575-579 - 27TH STREET NEAR CASTRO; LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590.
(Continued from the Regular Meeting of April 10, 1980)

NOTE: STAFF WILL RECOMMEND CONTINUATION TO MAY 22, 1980, AT REQUEST OF BOTH APPLICANT AND INITIATOR OF DISCRETIONARY REVIEW REQUEST.

Passed motion to continue to May 22, 1980. Vote 7-0

Adjourned:

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
MAY 15, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 9 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Nakashima,
Rosenblatt and Starbuck.

ABSENT: Commissioner Sklar.

1:30 P.M.

1. Current Matters
- A. Director's Report

Presentation on Pedestrian and Goods Circulation in the
Downtown.

Informational presentation - No Action taken

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF
PLANNING, ON BEHALF OF THE TRANSPORTATION POLICY GROUP, TO
NEGOTIATE AND EXECUTE AN AGREEMENT WITH WILBUR SMITH &
ASSOCIATES TO CONDUCT THE SECOND PHASE OF THE CONSULTANT
STUDY ON PEDESTRIAN CIRCULATION AND URBAN GOODS MOVEMENT
AS PART OF THE CENTER CITY CIRCULATION PROGRAM, FOR AN
AMOUNT NOT TO EXCEED \$12,000.

Approved Resolution No. 8589 Vote 5-1
Voting no: Commissioner Starbuck
Absent: Commissioner Sklar

B. Commissioners' Questions and Matters

2:00 P.M.

2. RS80.59 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 3620 - 19TH
STREET, INTERIOR PORTION OF BLOCK ALSO BOUNDED BY
OAKWOOD, 18TH AND GUERRERO STREETS, LOT 18, 68 AND 70
IN ASSESSOR'S BLOCK 3587, FOR 31-UNIT CONDOMINIUM
SUBDIVISION (EE78.248).
(Continued from the Regular Meeting of April 24, 1980)
NOTE: IN ORDER TO PROVIDE REQUIRED LEGAL NOTICE, THE
DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE
CONTINUED TO A LATER DATE.

Passed motion to continue indefinitely Vote 6-0
Absent: Commissioner Sklar

2:00 P.M. (Cont)

3. LM80.1 - CONSIDERATION OF THE HAMMERSMITH BUILDING AT 301-03 SUTTER STREET, SOUTHWEST CORNER AT GRANT AVENUE, LOT 1 IN ASSESSOR'S BLOCK 294, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8590 Vote 6-0
Absent: Commissioner Sklar

4. LM80.4 - CONSIDERATION OF THE ST. JOSEPH'S CHURCH AND COMPLEX AT 220 - 10TH STREET, SOUTH CORNER AT HOWARD STREET, LOT 35 IN ASSESSOR'S BLOCK 3517, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8591 Vote 6-0
Absent: Commissioner Sklar

5. LM80.5 - CONSIDERATION OF JULIUS' CASTLE AT 302-4 GREENWICH STREET, NORTHWEST CORNER AT MONTGOMERY STREET, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 79, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8592 Vote 6-0
Absent: Commissioner Sklar

3:00 P.M.

6. RE0.9 - REVOCABLE ENCROACHMENT PERMIT FOR SIDEWALK CAFE AT THE NORTHWEST CORNER OF ARGUELLO AND CLEMENT STREETS; LOT 17 IN ASSESSOR'S BLOCK 1432.

Passed a motion to authorize the Director to report that the matter is consistent with the Master Plan.

7. CONSIDERATION OF A RESOLUTION OF INTENT TO RECLASSIFY LOT 66 IN ASSESSOR'S BLOCK 6692, COLLEGE AVENUE NEAR SAN JOSE AVENUE AT THE BERNAL CUT, FROM P TO RH-2.

Approved Resolution No. 8593 Vote 6-0
Absent: Commissioner Sklar

Adjourned: 4:00 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
MAY 29, 1980
1:30 P.M.

DOCUMENTS DEPT.
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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher and Starbuck.

ABSENT: Commissioners Nakashima and Rosenblatt.

12:00 NOON

FIELD TRIP - Field trip to visit the sites of matters scheduled for Commission review during the month of June.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

REPORT ON STATUS OF ADDITIONAL 12 PARKING SPACES REQUIRED FOR INCLUSION IN THE WHARF PARK I & II PROJECT.

Staff to calendar public hearing if written consent to parking reduction cannot be obtained.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SUBMIT A PROPOSAL TO THE SAN FRANCISCO FOUNDATION, REQUESTING FUNDING FOR THE DOWNTOWN CONSERVATION AND DEVELOPMENT PLAN.

Approved Resolution No. 8594 Vote 4-1
Voting no: Commissioner Starbuck
Absent: Commissioners Nakashima and Rosenblatt

Mary Anne Miller, Planner III, reported that consultants would submit preliminary environmental evaluations for the surplus school sites. She said that the Department expected to receive the evaluations on June 16, 1980.

Rai Okamoto, Director of Planning, reported that final data analysis and preparation of a statistical report on residential hotels should be completed in one month to five weeks. With respect to residential hotels, he said that the staff of the Department would participate in the drafting of a proposal for a permanent ordinance.

1:30 P.M. (Cont)

B. Commissioners' Questions and Matters

2:00 P.M.

2. EE79.135 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FLYING TIGER LINE AND JAPAN AIR LINES AIR CARGO FACILITIES AT SAN FRANCISCO INTERNATIONAL AIRPORT.
- FLYING TIGER LINES - AFTER DEMOLITION OF AN EXISTING FACILITY, IN PLOT 50-A CONSTRUCTION OF A 112,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 40 FEET, CONSISTING OF 80,000 SQUARE FEET OF WAREHOUSE SPACE, 20,000 SQUARE FEET OF OFFICE SPACE AND 12,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 420,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR TWO 747s AND THREE DCBs; PARKING WOULD BE PROVIDED FOR 300 EMPLOYEES.
- JAPAN AIR LINES - AFTER VACATING EXISTING FACILITIES, IN PLOT 50-B, CONSTRUCTION OF A 92,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 35 FEET, CONSISTING OF A 63,000 SQUARE FOOT WAREHOUSE, 24,000 SQUARE FEET OF OFFICE SPACE AND 5,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 250,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR THREE 747s OR FOUR DCBs; PARKING WOULD BE PROVIDED FOR 100 EMPLOYEES.

Passed motion to close the public hearing. Vote 5-0

3. DR80.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 790774, 790775, 790776 TO BUILD THREE DUPLEXES ON THREE UPHILL SLOPING LOTS, EACH UNIT HAVING ROOMS ON MORE THAN ONE LEVEL, IN AN RH-3 (HOUSE, THREE-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT AT 575-579 - 27TH STREET NEAR CASTRO; LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590.

(Continued from the Regular Meeting of May 8, 1980)

Passed motion to continue indefinitely. Vote 5-0

4. CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE RECLASSIFICATION OF PROPERTY AT 1-14 MC CORMICK STREET; LOTS 32-37 IN ASSESSOR'S BLOCK 185; PROPOSAL TO RECLASSIFY PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved

Resolution No. 8595

Vote 5-0

3:00 P.M.

5. EE79.57 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED DAON BUILDING AT THE SOUTHEAST CORNER OF BATTERY AND SACRAMENTO STREETS; 25-STORY, 351-FOOT OFFICE TOWER, WITH 289,000 GROSS SQUARE FEET INCLUDING 239,000 NET SQUARE FEET OF OFFICE SPACE, 4,500 NET SQUARE FEET FOR GROUND FLOOR SAVING AND LOAN OFFICE AND 3,800 NET SQUARE FEET FOR RETAIL SPACE; NO PARKING AFTER DEMOLITION OF THREE BUILDINGS ON SITE.

Passed motion to continue to June 12, 1980.

Vote 5-0

6. CU80.198 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT PIER 3, NORTHSIDE, FOR CHANGE IN STIPULATIONS OF CONDITIONAL USE CU79.13, AUTHORIZED UNDER CITY PLANNING COMMISSION RESOLUTION NO. 8471 ON JANUARY 10, 1980, TO ALLOW THE COMMERCIAL RECREATION-ORIENTED HISTORIC SHIP DELTA KING TO BE MOORED TEMPORARILY ON NORTH SIDE OF PIER 3 INSTEAD OF SOUTH SIDE OF PIER 3.

Approved (Plan Amendment) Resolution No. 8596.

Vote 5-0

Approved (Conditional Use) Resolution No. 8597.

Vote 5-0

3:30 P.M.

7. R80.15 - REVIEW FOR CONFORMITY WITH THE MASTER PLAN OF THE BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PLAN; GENERALLY BOUNDED BY EVANS AVENUE, THIRD STREET, HUDSON AVENUE, NEWHALL STREET, THIRD STREET, KIRKWOOD AVENUE AND PHELPS STREET, ALL OF ASSESSOR'S BLOCKS 5242, 5253, 5260 AND 5272, AND PORTIONS OF ASSESSOR'S BLOCKS, 5235, 5279 AND 5278; INCLUDED ARE BOTH MANDATORY AND VOLUNTARY REHABILITATION OF INDUSTRIAL AND COMMERCIAL BUILDINGS, NEW INDUSTRIAL DEVELOPMENT, RELOCATION OR DEMOLITION OF 5 RESIDENTIAL BUILDINGS, AND VARIOUS PUBLIC IMPROVEMENTS.

Approved (Master Plan conformity) Resolution No. 8598.

Vote 5-0

Approved (Adopt Document) Resolution No. 8599.

Vote 5-0

4:00 P.M.

8. CONSIDERATION OF BUILDINGS FOR INCLUSION ON A LIST OF STRUCTURES OF MERIT.

(Continued from the Regular Meeting of May 8, 1980)

Approved Resolution No. 8600 Vote 5-0

DIRECTOR'S REPORT (CONTINUED)

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A PERSONAL SERVICES CONTRACT, WITH MICHAEL SEMLER FOR PROFESSIONAL SERVICES RELATED TO THE DEVELOPMENT OF ENERGY FORECASTS AND TECHNIQUES FOR ENCOURAGING ENERGY CONSERVATION, FOR AN AMOUNT NOT TO EXCEED \$22,500.

Resolution withdrawn - No Action taken.

Adjourned: 6:20 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JUNE 5, 1980
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of February 28, and
March 13, 1980.

Approved with minor corrections. Vote 6-0
Absent: Commissioner Karasick

1:30 P.M.

1. Current Matters

A. Director's Report

Alan Gressel, a Housing Finance Consultant funded by the
Mayor's Office of Community Development, provided the
Commission with an informational presentation on strategies
for increasing housing ownership opportunities for low,
moderate and middle income residents of San Francisco.

CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE
RECLASSIFICATION FROM P TO C-3-G OF PROPERTY EAST OF VACATED
LEAVENWORTH STREET AND SOUTH OF MCALLISTER STREET, ADJACENT
TO UNITED NATIONS PLAZA, PORTIONS OF LOTS 8 AND 9 IN
ASSESSOR'S BLOCK 351.

Approved Resolution No. 8601 Vote 6-0
Absent: Commissioner Karasick

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF
PLANNING, ON BEHALF OF THE TRANSPORTATION POLICY GROUP, TO
NEGOTIATE AND EXECUTE A PERSONAL SERVICES CONTRACT, FOR AN
AMOUNT NOT TO EXCEED \$20,000, WITH EVA LIEBERMANN FOR
TECHNICAL AND PROFESSIONAL CONSULTANT SERVICES AS PART OF
THE PEDESTRIAN SAFETY PROGRAM.

Approved Resolution No. 8602 Vote 6-0
Absent: Commissioner Karasick

B. Commissioners' Questions and Matters

JUNE 5, 1980

2:00 P.M.

2. CU80.27 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1213 POWELL STREET, EAST SIDE BETWEEN JACKSON STREET AND PACIFIC AVENUE, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 180, FOR EXPANSION OF MORTUARY TO INCLUDE A CHAPEL, A FIVE-STALL GARAGE AND REMODELLING THE EXTERIOR OF THE BUILDING, IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE80.11)

Passed motion to continue to June 12, 1980.
Vote 7-0

3. CU80.29 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 445 WAWONA STREET, SOUTH SIDE BETWEEN 15TH AND 19TH AVENUES (ARDEN WOOD), LOT 8 IN ASSESSOR'S BLOCK 2540, FOR EXPANSION OF RESIDENTIAL CARE FACILITY INCLUDING ADDITION OF TEN DWELLING UNITS AND A 16-BED DORMITORY, A LATH HOUSE AND GREEN HOUSE, AN ELEVATOR TOWER AND A SECONDARY ENTRANCE, IN AN RH-2 (HOUSE, TWO-FAMILY) AND AN RH-1 (D) (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT. (EE80.118)

Approved Resolution No. 8603 Vote 5-2
Voting no: Commissioners Bierman and Starbuck

4. CU80.56 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1364 UNION STREET, NORTH SIDE BETWEEN POLK AND LARKIN STREETS, LOT 41 IN ASSESSOR'S BLOCK 525, FOR THREE DWELLING UNITS ON A LOT WITH AN AREA OF 5,275 SQUARE FEET WHEN 1,500 SQUARE FEET IS REQUIRED PER DWELLING UNIT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (EE80.159)

Approved Resolution No. 8604 Vote 5-2
Voting no: Commissioners Bierman and Starbuck

2:45 P.M.

5. CU80.43 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 180 FAIR OAKS STREET, NORTHWEST CORNER AT 23RD STREET, LOT 14 IN ASSESSOR'S BLOCK 3631, FOR A PUBLIC ACCESS TELEVISION STUDIO, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (EE80.149)

Disapproved Resolution No. 8605 Vote 7-0

6. CU80.23 - REQUEST FOR AUTHORIZATION FOR CONDITIONAL USE AT 60 TEDDY AVENUE, NORTHEAST SIDE BETWEEN ALPHA STREET AND SAN BRUNO AVENUE, INCLUDING FRONTAGE ON HOLYOKE STREET, LOTS 70 AND 71 IN ASSESSOR'S BLOCK 6204, FOR THE CREATION OF THREE LOTS WITH AREAS OF 2,100, 2,159 AND 2,208 SQUARE FEET WHEN A MINIMUM OF 2,500 SQUARE FEET IS GENERALLY REQUIRED, TO PERMIT THREE DWELLING UNITS, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.80)

Disapproved

Resolution No. 8606

Vote 7-0

3:30 P.M.

7. CU80.25 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1301 FULTON STREET, SOUTHWEST CORNER AT MASONIC AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1187, FOR REMOVAL OF NON-CONFORMING USE TERMINATION DATE FOR A GROCERY STORE, LAUNDROMAT AND DRY CLEANING ESTABLISHMENT TO ALLOW UNLIMITED HOURS OF OPERATION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved

Resolution No. 8607

Vote 7-0

8. CU80.34 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 200 SLOAT BOULEVARD, NORTH SIDE BETWEEN 19TH AVENUE AND ARDENWOOD WAY, LOTS 4, 4B, 4G, 4H, 4I, 5 AND 6 IN ASSESSOR'S BLOCK 2540, FOR RECONSTRUCTION OF SCHOOL BUILDING AND ADDITION OF CHURCH MEETING ROOM, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (EE80.122)

Approved

Resolution No. 8603

Vote 7-0

9. CU80.54 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1527 JERROLD AVENUE, SOUTHWEST SIDE BETWEEN MENDELL AND 3RD STREETS, LOT 21 IN ASSESSOR'S BLOCK 5278, FOR LEGALIZATION OF THREE DWELLING UNITS ON A LOT WITH 5,000 SQUARE FEET WHEN 3,000 SQUARE FEET IS REQUIRED PER UNIT, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.158)

Disapproved (3 dwelling units)
Vote 7-0

Resolution No. 8609

Adjourned.

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CITY PLANNING COMMISSION
REGULAR MEETING

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JUNE 12, 1980
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of April 17, 1980.
Approved Vote 7-0

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2:00 P.M.

2. EE79.57 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL
IMPACT REPORT FOR THE PROPOSED DAON BUILDING AT THE
SOUTHEAST CORNER OF BATTERY AND SACRAMENTO STREETS; 25-
STORY, 351-FOOT OFFICE TOWER; WITH 289,000 GROSS SQUARE
FEET INCLUDING 239,000 NET SQUARE FEET OF OFFICE SPACE,
4,500 NET SQUARE FEET FOR GROUND FLOOR SAVING AND LOAN
OFFICE AND 3,800 NET SQUARE FEET FOR RETAIL SPACE; NO
PARKING AFTER DEMOLITION OF THREE BUILDINGS ON SITE.
(Continued from the Regular Meeting of May 29, 1980)

Approved Resolution No. 8610 Vote 7-0

3. DR80.6 - DISCRETIONARY REVIEW OF THE PROPOSED DAON BUILDING AT THE
SOUTHEAST CORNER OF BATTERY AND SACRAMENTO STREETS; 25-
STORY, 351-FOOT OFFICE TOWER, WITH 289,000 GROSS SQUARE
FEET INCLUDING 239,000 NET SQUARE FEET OF OFFICE SPACE,
4,500 NET SQUARE FEET FOR GROUND FLOOR SAVING AND LOAN
OFFICE AND 3,800 NET SQUARE FEET FOR RETAIL SPACE; NO
PARKING AFTER DEMOLITION OF THREE BUILDINGS ON SITE.

Passed motion to continue to July 10, 1980. Vote 7-0

3:00 P.M.

4. CONSIDERATION OF AMENDMENTS TO THE RESIDENCE ELEMENT OF THE COMPREHENSIVE PLAN WITH RESPECT TO CONDOMINIUM CONVERSION SUBDIVISIONS BY AMENDING OBJECTIVE 5, POLICY 4 (EXPAND OPPORTUNITIES FOR HOME OWNERSHIP) AND ADDING A NEW POLICY CONCERNING THE CONVERSION OF EXISTING RENTAL APARTMENT BUILDINGS INTO CONDOMINIUMS OR STOCK COOPERATIVES ONLY WHEN THE CONVERSION MEETS CERTAIN CRITERIA.

(Continued from the Regular Meeting of May 8, 1980)

Passed motion to continue to July 3, 1980. Vote 7-0
(Last Item)

5. CONSIDERATION OF ENDORSEMENT OF AMENDMENTS TO PART II, CHAPTER XIII (SUBDIVISION CODE), SAN FRANCISCO MUNICIPAL CODE WITH RESPECT TO CONDOMINIUM SUBDIVISIONS.

(Continued from the Regular Meeting of May 8, 1980)

Approved as Amended. Resolution No. 8611 Vote 7-0

3:30 P.M.

6. CU80.27 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1213 POWELL STREET, EAST SIDE BETWEEN JACKSON STREET AND PACIFIC AVENUE, LOTS 4 AND 5 IN ASSESSOR'S BLOCK 180, FOR EXPANSION OF MORTUARY TO INCLUDE A CHAPEL, A FIVE-STALL GARAGE AND REMODELLING THE EXTERIOR OF THE BUILDING, IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE80.11)

(Continued from the Regular Meeting of June, 1980)

Disapproved Resolution No. 8612 Vote 6-0
Absent: Commissioner Dearman

Adjourned:

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JUNE 19, 1980
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Kelleher, Nakashima,
Rosenblatt, Starbuck and Wortman.

FIELD TRIP - 12:00 NOON - Field trip to review sites that are to be
considered by the City Planning Commission
on June 19, 1980.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

- 1) Informational presentation on Local Coastal Program,
Housing in the Coastal Zone.

Informational Presentation - No Action Taken.

- 2) Resolution of Intention to initiate reclassification of
C-M and C-2 zoned properties bounded generally by
Franklin, Octavia and Market Streets and Golden Gate
Avenue to a Special Use District requiring specific City
Planning Commission or Department of City Planning
Authorization for conversion of existing dwelling units
to non-residential use.

Passed motion to continue to June 26, 1980. Vote 7-0

B. Commissioners Questions and Matters

1:30 P.M.

2. ZM80.2 - REQUEST FOR RECLASSIFICATION OF THE FORMER COUGH SCHOOL
SITE AT 1945 WASHINGTON STREET, SOUTH SIDE BETWEEN
FRANKLIN AND COUGH STREETS, LOT 14 IN ASSESSOR'S BLOCK
617, FROM A P (PUBLIC) DISTRICT TO AN RM-3 (MIXED
RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to July 24, 1980.
Vote 7-0

2:30 P.M.

3. ZM80.14 - REQUEST FOR RECLASSIFICATION OF THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, THE SOUTHERN PORTION OF LOT 6 AND ALL OF LOT 3 IN ASSESSOR'S BLOCK 963, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 24, 1980.

Vote 7-0

4. CU80.203 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, LOTS 3 AND 6 IN ASSESSOR'S BLOCK 963, FOR UP TO 28 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATION OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (See also ZM80.3)

Passed motion to continue to July 24, 1980.

Vote 7-0

4:00 P.M.

5. ZM80.15 - REQUEST FOR RECLASSIFICATION OF THE FORMER MARSHALL ANNEX SITE AT 1950 MISSION STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 3554, FROM A P (PUBLIC) DISTRICT TO AN PC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT OR A C-M (HEAVY COMMERCIAL) DISTRICT.

THE COMMISSION WILL TAKE A BREAK BETWEEN 6:00 P.M. & 7:00 P.M.

Passed motion to continue to July 24, 1980.

Vote 7-0

7:00 P.M.

6. ZM80.3 - REQUEST FOR RECLASSIFICATION OF THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 24, 1980. Vote 5-0
Absent: Commissioners Dearman and Starbuck.

7. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FOR UP TO 29 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (SEE ALSO ZM80.3)

Passed motion to continue to July 24, 1980.
Vote 5-0
Absent: Commissioners Dearman and Starbuck.

8:30 P.M.

8. ZM80.4 - REQUEST FOR RECLASSIFICATION OF THE FORMER FARPAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 24, 1980.
Vote 5-0
Absent: Commissioners Dearman and Starbuck.

9. CU80.206 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FOR UP TO 54 DWELLING UNITS, IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING WHICH PLANS MAY REQUIRE MODIFICATIONS

8:30 P.M. (Cont)

9. CU80.206 - OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET
PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE
UNDER RH-2 ZONING. (See also ZM80.4)

Passed motion to continue to July 24, 1980.

Vote 5-0

Absent: Commissioners Dearman and Starbuck.

Adjourned: 11:20 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JUNE 26, 1980
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima and Starbuck.

ABSENT: Commissioner Rosenblatt.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of May 15, 1980.

Approved as submitted. Vote 6-0

1:30 P.M.

1. Current Matters

A. Director's Report

Resolution of Intention to initiate reclassification of C-M
and C-2 zoned properties bounded generally by Franklin,
Octavia and Market Streets and Golden Gate Avenue to a
Special Use District requiring specific City Planning
Commission or Department of City Planning Authorization for
conversion of existing dwelling units to non-residential use.
(Continued from the Regular Meeting of June 19, 1980)

Approved Resolution No. 8613 Vote 6 0
Absent: Commissioner Rosenblatt

B. Commissioners' Questions and Matters

2:00 P.M.

2. EE78.325 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT
REPORT FOR THE PROPOSED PAN-MED MEDICAL OFFICE
BUILDING AT THE SOUTHWEST CORNER OF SACRAMENTO AND
WEBSTER STREETS; LOT 1 IN ASSESSOR'S BLOCK 628
PROPOSAL FOR A 5-STORY STRUCTURE WITH A GROSS FLOOR
AREA OF 127,000 SQUARE FEET CONTAINING APPROXIMATELY
50 OFFICE SUITES. PARKING FOR 288 VEHICLES WOULD BE
PROVIDED BY A 2½ LEVEL UNDERGROUND PARKING STRUCTURE
LOCATED DIRECTLY BENEATH THE MEDICAL OFFICE BUILDING.

Passed motion to close Public Hearing. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

3:00 P.M.

3. RS80.73 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3835 SCOTT STREET, WEST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 1B IN ASSESSOR'S BLOCK 912, FOR 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

4. RS80.81 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 401 - 26TH AVENUE AND 2501 CLEMENT STREET, SOUTHWEST CORNER, LOT 1 IN ASSESSOR'S BLOCK 1458, FOR 6-RESIDENTIAL AND 1-COMMERCIAL UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

5. RS80.89 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 736-44 FELL STREET, NORTH SIDE BETWEEN WEBSTER AND FILLMORE STREETS, LOT 11 IN ASSESSOR'S BLOCK 821, FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

6. RS80.91 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1701 BROADWAY, SOUTHWEST CORNER AT FRANKLIN STREET, LOT 1 IN ASSESSOR'S BLOCK 576, FOR 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

4:00 P.M.

7. RS80.98 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 921-29 CLAY STREET, SOUTH SIDE BETWEEN STOCKTON AND POWELL STREETS, LOT 33 IN ASSESSOR'S BLOCK 224, FOR 15-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8614 Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

4:00 P.M. (Cont)

8. RS80.64 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2363 LARKIN STREET, SOUTHWEST CORNER AT FILBERT STREET, LOT 1 IN ASSESSOR'S BLOCK 525, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

9. RS80.90 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1760 PACIFIC AVENUE, NORTH SIDE BETWEEN FRANKLIN STREET AND VAN NESS AVENUE, LOT 8 IN ASSESSOR'S BLOCK 575, FOR 11-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to May 10, 1980. Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

4:30 P.M.

10. RS79.103 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS AT 2040 FRANKLIN STREET (JACKSON TOWERS), SOUTHWEST CORNER AT JACKSON STREET, LOT 17 IN ASSESSOR'S BLOCK 599, FOR 81-UNIT CONDOMINIUM CONVERSION SUBDIVISION, INCLUDING REQUEST FOR EXCEPTION FROM RETENTION OF LOW- AND MODERATE-INCOME HOUSING STOCK PROVISIONS OF THE SUBDIVISION CODE.

Passed motion to continue to May 10, 1980.
Vote 5-0
Absent: Commissioners Kelleher and Rosenblatt

Adjourned: 5:15 P.M.

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DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL MEETING
THURSDAY
JUNE 26, 1980
E.R. TAYLOR ELEMENTARY SCHOOL
423 BURROWS STREET
ENTER FROM BACON STREET
8:00 P.M.

JUL 9 1980

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher and Starbuck.

ABSENT: Commissioners Nakashima and Rosenblatt.

7:30 P.M.

FIELD TRIP: To view the site of the former Portola Middle School.

Completed.

8:00 P.M.

1. ZM80.18 - REQUEST FOR RECLASSIFICATION OF THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 24, 1980. Vote 5-0
ABSENT: Commissioners Nakashima and Rosenblatt

2. CU80.204 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FOR UP TO 160 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING.

Passed motion to continue to July 24, 1980. Vote 5-0
ABSENT: Commissioners Nakashima and Rosenblatt

Adjourned: 11:15 P.M.

JUL 17 1980

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL JOINT MEETING
WITH
THE RECREATION AND PARK COMMISSION
TUESDAY
JULY 1, 1980
GOLDEN GATE PARK SENIOR CENTER
6101 FULTON STREET (AT 37TH AVENUE)
LOWER BALLROOM
7:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, and Starbuck.

ABSENT: Commissioner Rosenblatt.

7:30 P.M.

1. PRESENTATION, BY THE GENERAL MANAGER, RECREATION AND PARK
DEPARTMENT, OF THE REPORT ON THE OPEN SPACE ACQUISITION AND PARK
RENOVATION PROGRAM FOR FY 80-81.

No Action required.

2. CONSIDERATION OF A RESOLUTION TO AMEND THE RECREATION AND OPEN
SPACE ELEMENT OF THE MASTER PLAN.

Approved Resolution No. 8615 Vote 6-0
Absent: Commissioner Rosenblatt.

3. CONSIDERATION OF A RESOLUTION TO ADOPT THE GENERAL MANAGER'S
REPORT ON THE OPEN SPACE ACQUISITION AND PARK RENOVATION
PROGRAM FOR FY 80-81.

Approved Resolution No. 8616 Vote 6-0
Absent: Commissioner Rosenblatt.

Adjourned: 10:00 P.M.

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JUL 17 1980

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JULY 3, 1980
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

FIELD TRIP - 12:00 NOON - Field trip to review sites that are to be
considered by the City Planning Commission
during the month of July.

Completed.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of May 8, 1980.

Approved Vote 7-0

1:30 P.M.

1. Current Matters

A. Director's Report

Consideration of a Resolution authorizing the Director of
Planning to enter into a personal services contract, with
Michael Semler for professional services related to the
development of energy forecasts and techniques for en-
couraging energy conservation for an amount not to exceed
\$20,000 with a first phase not to exceed \$2,500.

Approved Resolution No. 8617 Vote 7-0

B. Commissioners' Questions and Matters

Commissioner Starbuck asked that the staff present to the
Commission, in the form of a memorandum, a description of the
method by which Urban Development Action Grant funds would be
used to renovate North of Market Street residence hotels in
conjunction with major hotel development in the downtown.

1. Resolution of Intention to initiate reclassification of
C-M and C-2 zoned properties bounded generally by
Franklin, Octavia and Market Streets and Golden Gate
Avenue to RC-1, or RC-2, or RC-3, or RC-4.

Approved Resolution No. 8618 Vote 7-0

1:30 P.M. (Cont)

B. Commissioners' Questions and Matters

2. Resolutions of Acknowledgement for former Landmark Board members and volunteer staff.

Approved (Platt)	Resolution No. 8619	Vote 7-0
Approved (Morton)	Resolution No. 8620	Vote 7-0
Approved (Famarin)	Resolution No. 8621	Vote 7-0
Approved (Lanier)	Resolution No. 8622	Vote 7-0
Approved (Gordon)	Resolution No. 8623	Vote 7-0

2:00 P.M.

2. EE79.196 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 315 HOWARD STREET OFFICE BUILDING, 24-STORY, 320-FOOT OFFICE TOWER; WITH 389,600 GROSS SQUARE FEET.

Closed public hearing. Vote 7-0

- 2A. ZM80.12 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 1801 FULTON STREET, SOUTHWEST CORNER AT MASONIC AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1187, FROM AN RH-3 (HOUSE, THREE-FAMILY) TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) OR A C-1 (NEIGHBORHOOD SHOPPING) DISTRICT. (EE80.99)
(Continued from the Regular Meeting of June 5, 1980)

Disapproved Resolution No. 8624 Vote 7-0

2:45 P.M.

3. ZM80.28 - PROPOSAL FOR RECLASSIFICATION OF PROPERTY AT TEN UNITED NATIONS PLAZA, LOTS 8 AND 9 IN ASSESSOR'S BLOCK 351 FROM A P (PUBLIC) DISTRICT TO C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT. (EE79.133)

Approved Resolution No. 8625 Vote 7-0

3:00 P.M.

4. CU80.117 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 529 CASTRO STREET, EAST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 68 IN ASSESSOR'S BLOCK 3583, FOR OFFICES ABOVE THE GROUND FLOOR IN A C-2 (COMMUNITY BUSINESS) DISTRICT, WITH A MORATORIUM ON CONVERSION OF RESIDENTIAL UNITS TO COMMERCIAL USES OTHER THAN BY CONDITIONAL USE, IN AN INITIATED RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT. (EE80.178)

Approved Resolution 8626 Vote 5-2
Voting no: Commissioners Dearman and Starbuck.

JULY 3, 1980

3:00 P.M. (Cont)

5. CU80.5 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 220-222 PARNASSUS AVENUE, NORTH SIDE BETWEEN STANYAN AND WILLARD STREETS, LOTS 9 AND 10 IN ASSESSOR'S BLOCK 1274, TO CREATE SEVEN DWELLING UNITS ON LOT WITH AREA OF 6,875 SQUARE FEET WHEN 1,000 SQUARE FEET IS REQUIRED PER UNIT, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (EE80.111)

Approved Resolution No. 8628 Vote 7-0

6. CU80.55 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1350 CALIFORNIA STREET, NORTH SIDE BETWEEN HYDE AND LEAVENWORTH STREETS, LOT 12A IN ASSESSOR'S BLOCK 248, TO CONSTRUCT 31 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) AND 65 FOOT HEIGHT DISTRICTS. (EE79.338)

Approved Resolution No. 8627 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

3:30 P.M.

7. ZM80.19 - REQUEST FOR RECLASSIFICATION OF PROPERTY ON THE SOUTH SIDE OF MINNA STREET WEST OF 11TH STREET, LOTS 70 AND 71 IN ASSESSOR'S BLOCK 3511, FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO A C-M (HEAVY COMMERCIAL) DISTRICT. (EE80.152)

Disapproved Resolution No. 8629 Vote 7-0

8. CU80.33 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1960 HAYES STREET, NORTH SIDE BETWEEN ASHBURY AND CLAYTON STREETS, LOT 3 IN ASSESSOR'S BLOCK 1195, FOR AN ELEMENTARY SCHOOL FOR 250 STUDENTS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (EE80.121)

Disapproved Resolution No. 8630 Vote 4-2
Absent: Commissioner Dearman
Voting no: Commissioners Karasick and Rosenblatt

4:00 P.M.

9. PUBLIC HEARING TO CONSIDER ADOPTION OF THE CENTRAL WATERFRONT PLAN, A PART OF THE MASTER PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO.

Approved (Adopt) Resolution No. 8631 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

JULY 3, 1980

4:00 P.M. (Cont)

10. INFORMATIONAL PRESENTATION AND PUBLIC COMMENTS ON THE PROPOSED SHOW PLACE EXPANSION PROGRAM.

Informational Presentation - No Action taken.
Absent: Commissioners Dearman and Rosenblatt.

4:30 P.M.

11. CONSIDERATION OF AMENDMENTS TO THE RESIDENCE ELEMENT OF THE COMPREHENSIVE PLAN WITH RESPECT TO CONDOMINIUM CONVERSION SUBDIVISIONS BY AMENDING OBJECTIVE 5, POLICY 4 (EXPAND OPPORTUNITIES FOR HOME OWNERSHIP) AND ADDING A NEW POLICY CONCERNING THE CONVERSION OF EXISTING RENTAL APARTMENT BUILDINGS INTO CONDOMINIUMS OR STOCK COOPERATIVES ONLY WHEN THE CONVERSION MEET CERTAIN CRITERIA.
(Continued from the Regular Meeting of May 8, 1980)

Passed motion to continue to July 31, 1980. Vote 6-0
Absent: Commissioner Dearman.

12. CONSIDERATION OF ENDORSEMENT OF AMENDMENTS TO PART II, CHAPTER XIII (SUBDIVISION CODE), SAN FRANCISCO MUNICIPAL CODE WITH RESPECT TO CONDOMINIUM SUBDIVISION.
(Continued from the Regular Meeting of May 8, 1980)

Passed motion to continue to July 31, 1980. Vote 6-0
Absent: Commissioner Dearman.

Adjourned: 11:30 P.M.

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JUL 11 1980

SAN FRANCISCO
PUBLIC WORKS

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JULY 10, 1980
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

1:00 P.M.

I. Current Matters

A. Director's Report

Consideration of a Resolution authorizing the Director of Planning, on behalf of the Transportation Policy Group, to execute a contract with consultant Dr. Ira Fink, for an amount not to exceed \$16,000, to undertake an evaluation of the Joint Institutional Transportation Systems Management Program.

Approved Resolution No. 8632 Vote 5-1
Voting no: Commissioner Starbuck.
Absent: Commissioner Dearman.

Consideration of a Resolution authorizing the Director of Planning to enter into a work-study agreement, with the University of California at Berkeley for two work-study students, for an amount not to exceed \$2,500.

Approved Resolution No. 8633 Vote 6-0
Absent: Commissioner Dearman.

B. Commissioners' Questions and Matters

With respect to the Joint Institutional Transportation Systems Management Program, the Commission requested a presentation of the findings of the evaluation to be conducted of the program.

Commissioner Starbuck asked for a status report on the Downtown Conservation and Development Study. In addition, he suggested that the Director consider an Environmental Impact Report on the four or five "conservation and development" alternatives already proposed for the downtown.

1:30 P.M.

2. DR79.23 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8005323 FOR A THREE-STORY OFFICE BUILDING AT ONE VAN NESS AVENUE, AT MARKET STREET. (EE79.303)

Approved Resolution No. 8634 Vote 6-0
Absent: Commissioner Dearman

3. R80.10 - PUBLIC PARKING FACILITY FOR 750 CARS, NORTH EAST CORNER, THIRD AND CLEMENTINA STREETS, ASSESSOR'S BLOCK 3735 (YERBAN BUENA CENTER).

Passed motion for Master Plan Conformity. Vote 5-1
Voting no: Commissioner Starbuck.
Absent: Commissioner Dearman.

2:00 P.M.

4. RS80.73 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3835 SCOTT STREET, WEST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 18 IN ASSESSOR'S BLOCK 912, FOR 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8639
Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

5. RS80.81 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 401 - 26TH AVENUE AND 2501 CLEMENT STREET, SOUTHWEST CORNER, LOT 1 IN ASSESSOR'S BLOCK 1458, FOR 6-RESIDENTIAL AND 1-COMMERCIAL UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8635
Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

6. RS80.89 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 736-44 FELL STREET, NORTH SIDE BETWEEN WEBSTER AND FILLMORE STREETS, LOT 11 IN ASSESSOR'S BLOCK 821, FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8636
Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

2:00 P.M. (Cont)

7. RS80.64 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2363 LARKIN STREET, SOUTHWEST CORNER AT FILBERT STREET, LOT 1 IN ASSESSOR'S BLOCK 525, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Passed motion to continue to August 14, 1980.
Vote 7-0

8. RS80.90 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1760 PACIFIC AVENUE, NORTH SIDE BETWEEN FRANKLIN STREET AND VAN NESS AVENUE, LOT 8 IN ASSESSOR'S BLOCK 575, FOR 11-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8637
Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

9. RS79.103 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS AT 2040 FRANKLIN STREET (JACKSON TOWERS), SOUTHWEST CORNER AT JACKSON STREET, LOT 17 IN ASSESSOR'S BLOCK 599, FOR 31-UNIT CONDOMINIUM CONVERSION SUBDIVISION, INCLUDING REQUEST FOR EXCEPTION FROM RETENTION OF LOW- AND MODERATE-INCOME HOUSING STOCK PROVISIONS OF THE SUBDIVISION CODE.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8640
Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

10. RS80.91 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1701 BROADWAY, SOUTHWEST CORNER AT FRANKLIN STREET, LOT 1 IN ASSESSOR'S BLOCK 576, FOR 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
(Continued from the Regular Meeting of June 26, 1980)

Approved with conditions. Resolution No. 8638
Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

2:30 P.M.

11. ZM80.21 - PROPOSAL FOR RECLASSIFICATION OF PROPERTY ON THE NORTH SIDE OF COLLEGE AVENUE, 567½ FEET WEST OF MISSION STREET, PORTION OF LOT 66 IN ASSESSOR'S BLOCK 6692, FROM A P (PUBLIC USE) TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (EE80.212)

Approved Resolution No. 8641 Vote 6-0
Absent: Commissioner Bierman.

12. CU80.199 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 48-52 SHRADER STREET, EAST SIDE BETWEEN FULTON AND GROVE STREETS, LOT 1M IN ASSESSOR'S BLOCK 1190, FOR A RESIDENTIAL CARE FACILITY FOR TWELVE PERSONS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (EE80.128)

Approved Resolution No. 8642 Vote 5-1
Voting no: Commissioner Dearman.
Absent: Commissioner Starbuck.

3:15 P.M.

13. CU80.102 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2326 AND 2330-32 JUDAH STREET, NORTH SIDE BETWEEN 28TH AND 29TH AVENUES, LOT 17 IN ASSESSOR'S BLOCK 1783, TO CONVERT RETAIL STORES TO CHURCH IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT. (EE80.176)

Approved with conditions. Resolution No. 8643
Vote 7-0

14. CU80.58 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 485-87 AND 491-95 THIRD STREET, NORTHWEST SIDE BETWEEN STILLMAN AND BRYANT STREETS, LOTS 20 AND 21 IN ASSESSOR'S BLOCK 3763, FOR THE ADDITION OF OFFICE SPACE ABOVE THE GROUND FLOOR IN AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT. (EE80.161)

Approved with conditions. Resolution No. 8644
Vote 4-3
Voting no: Commissioners Karasick, Kelleher and Rosenblatt.

4:00 P.M.

15. RS80.59 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3620 - 19TH STREET, INTERIOR PORTION OF BLOCK ALSO BOUNDED BY OAKWOOD, 18TH AND GUERRERO STREETS, LOTS 18, 68 AND 70 IN ASSESSOR'S BLOCK 3587 FOR A 31-UNIT CONDOMINIUM SUBDIVISION. (EE78.248)

NOTE: UNDER PROVISIONS OF THE SUBDIVISION CODE, THE DEPARTMENT HAS RECEIVED A REQUEST TO CONTINUE THIS MATTER.

Approved Resolution No. 8645 Vote 7-0

16. ZM80.25 - PROPOSAL FOR RECLASSIFICATION OF PROPERTY AT 1 THROUGH 14 MC CORMICK STREET, EAST AND WEST SIDES BEGINNING 73 FEET SOUTH OF PACIFIC AVENUE, LOTS 32, 33, 34, 36, 37, 42 AND 43 IN ASSESSOR'S BLOCK 185, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT AND AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE76.118)

Approved Resolution No. 8646 Vote 7-0

17. EE79.135 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FLYING TIGER LINE AND JAPAN AIR LINES AIR CARGO FACILITIES AT SAN FRANCISCO INTERNATIONAL AIRPORT. FLYING TIGER LINES - AFTER DEMOLITION OF AN EXISTING FACILITY, IN PLOT 50-A CONSTRUCTION OF A 112,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 40 FEET, CONSISTING OF 80,000 SQUARE FEET OF WAREHOUSE SPACE, 20,000 SQUARE FEET OF OFFICE SPACE AND 12,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 420,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR TWO 747s AND THREE DCBs; PARKING WOULD BE PROVIDED FOR 300 EMPLOYEES. JAPAN AIR LINES - AFTER VACATING EXISTING FACILITIES, IN PLOT 50-B, CONSTRUCTION OF A 92,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 35 FEET, CONSISTING OF A 63,000 SQUARE FOOT WAREHOUSE, 24,000 SQUARE FEET OF OFFICE SPACE AND 5,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 250,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR THREE 747s OR FOUR DCBs; PARKING WOULD BE PROVIDED FOR 100 EMPLOYEES.

4:00 P.M. (Cont)

17. EE79.135 - NOTE: STAFF RECOMMENDATION IS TO POSTPONE THIS MATTER TO A LATER DATE.

Passed motion to continue indefinitely.

Vote 7-0

4:30 P.M.

18. DR80.6 - DISCRETIONARY REVIEW OF THE PROPOSED DAON BUILDING AT THE SOUTHEAST CORNER OF BATTERY AND SACRAMENTO STREETS; 25-STORY, 351-FOOT OFFICE TOWER, WITH 289,000 GROSS SQUARE FEET INCLUDING 239,000 NET SQUARE FEET OF OFFICE SPACE, 4,500 NET SQUARE FEET FOR GROUND FLOOR SAVING AND LOAN OFFICE AND 3,800 NET SQUARE FEET FOR RETAIL SPACE; NO PARKING AFTER DEMOLITION OF THREE BUILDINGS ON SITE.
(Continued from the Regular Meeting of June 12, 1980)

Approved with conditions.

Resolution No. 8647

Vote 5-1

Voting no: Commissioner Starbuck.

Absent: Commissioner Nakashima.

Adjourned:

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SAN FRANCISCO
CITY PLANNING COMMISSION DOCUMENTS DEPT.
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JULY 24, 1980
ROOM 282, CITY HALL
1:00 P.M.

AUG 26 1980
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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting and Special Meeting
of June 26, 1980.

Approved Vote 7-0

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Commissioner Starbuck requested a brief description of the
Department's proposed Office of Community Development (OCD)
budget for FY81-82.

1:30 P.M.

2. R80.24 - CONSIDERATION OF CONFORMITY TO THE MASTER PLAN OF AN
ENCROACHMENT PERMIT FOR A TRANSFORMER AND LANDSCAPING IN
THE RIGHT-OF-WAY OF GREENWICH STREET, EAST OF SANSOME
STREET.

Passed motion for Master Plan Conformity. Vote 5-2
Voting no: Commissioners Kelleher and Starbuck

3. ZM80.3 - REQUEST FOR RECLASSIFICATION OF THE FORMER LUCINDA WEEKS
SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALFOUR AND
CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FROM A
P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY)
DISTRICT.

(Continued from the Regular Meeting of June 19, 1980)

NOTE: THE STAFF WILL RECOMMEND THAT THIS MATTER BE
CONTINUED TO A LATER DATE IN 1980.

Passed motion to continue to August 28, 1980. Vote 7-0

JULY 24, 1980

1:30 P.M. (Cont)

4. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FOR UP TO 29 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (See also ZM80.3)
(Continued from the Regular Meeting of June 19, 1980)

NOTE: THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO A LATER DATE IN 1980.

Passed motion to continue to August 28, 1980.
Vote 7-0

5. ZM80.18 - REQUEST FOR RECLASSIFICATION OF THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINCEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Special Meeting of June 26, 1980)

NOTE: AN APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THIS MATTER PRECLUDES COMMISSION ACTION AT THIS TIME. PENDING A HEARING ON THE APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION, THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JULY 31, 1980.

Passed motion to continue to August 28, 1980.
Vote 7-0

6. CU80.204 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINCEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FOR UP TO 160 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING.
(Continued from the Special Meeting of June 26, 1980)

1:30 P.M. (Cont)

6. CU80.204 - NOTE: AN APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THIS MATTER PRECLUDES COMMISSION ACTION AT THIS TIME. PENDING A HEARING ON THE APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION, THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JULY 31, 1980.

Passed motion to continue to August 28, 1980.

Vote 7-0

7. ZM80.4 - REQUEST FOR RECLASSIFICATION OF THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of June 19, 1980)

NOTE: AN APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THIS MATTER PRECLUDES COMMISSION ACTION AT THIS TIME. PENDING A HEARING ON THE APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION, THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JULY 31, 1980.

Passed motion to continue to August 28, 1980. Vote 7-0

8. CU80.206 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FOR UP TO 54 DWELLING UNITS, IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (See also ZM80.4)
(Continued from the Regular Meeting of June 19, 1980)

NOTE: AN APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THIS MATTER PRECLUDES COMMISSION ACTION AT THIS TIME. PENDING A HEARING ON THE APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION, THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JULY 31, 1980.

Passed motion to continue to August 28, 1980.

Vote 7-0

JULY 24, 1980

2:30 P.M.

9. ZM80.2 - REQUEST FOR RECLASSIFICATION OF THE FORMER GOUGH SCHOOL SITE AT 1945 WASHINGTON STREET, SOUTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 14 IN ASSESSOR'S BLOCK 617, FROM A P (PUBLIC) DISTRICT TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.
(Continued from the Regular Meeting of June 19, 1980)

Passed motion to continue to August 28, 1980.

Vote 7-0

10. ZM80.14 - REQUEST FOR RECLASSIFICATION OF THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREET, THE SOUTHERN PORTION OF LOT 6 AND ALL OF LOT 3 IN ASSESSOR'S BLOCK 963, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of June 19, 1980)

Passed motion to continue to August 28, 1980.

Vote 7-0

11. CU80.203 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, LOT 3 AND 6 IN ASSESSOR'S BLOCK 963, FOR UP TO 28 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRED MODIFICATION OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING.
(See also ZM80.3)
(Continued from the Regular Meeting of June 19, 1980)

Passed motion to continue to August 28, 1980.

Vote 7-0

12. ZM80.15 - REQUEST FOR RECLASSIFICATION OF THE FORMER MARSHALL ANNEX SITE AT 1950 MISSION STREET, WEST SIDE BETWEEN 15TH AND 16TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 3554, FROM A P (PUBLIC) DISTRICT TO AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT OR A C-M (HEAVY COMMERCIAL) DISTRICT.
(Continued from the Regular Meeting of June 19, 1980)

Approved

Resolution No. 8668

Vote 7-0

Adjourned:

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
JULY 31, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SEP 16 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Moore, Rosenblatt
and Starbuck.

ABSENT: Commissioner Nakashima.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:30 P.M.

2. CONSIDERATION OF AMENDMENTS TO THE RESIDENCE ELEMENT OF THE
COMPREHENSIVE PLAN WITH RESPECT TO CONDOMINIUM CONVERSION
SUBDIVISIONS BY AMENDING OBJECTIVE 5, POLICY 4 (EXPAND
OPPORTUNITIES FOR HOME OWNERSHIP) AND ADDING A NEW POLICY
CONCERNING THE CONVERSION OF EXISTING RENTAL APARTMENT BUILDINGS
INTO CONDOMINIUMS OR STOCK COOPERATIVES ONLY WHEN THE CONVERSION
MEET CERTAIN CRITERIA. (Continued from the Regular Meeting of
July 3, 1980)

Approved Resolution No. 8670 Vote 6-0

Absent: Commissioner Nakashima.

3. CONSIDERATION OF ENDORSEMENT OF AMENDMENTS TO PART II, CHAPTER
XIII (SUBDIVISION CODE), SAN FRANCISCO MUNICIPAL CODE WITH RESPECT
TO CONDOMINIUM SUBDIVISION. (Continued from the Regular Meeting
of July 3, 1980)

Approved Resolution No. 8669 Vote 6-0

2:00 P.M.

4. RS80.99 - PEVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1441
JONES STREET, WEST SIDE BETWEEN JACKSON AND WASHINGTON
STREETS, LOT 4 IN ASSESSOR'S BLOCK 188, FOR 14-UNIT
CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continued to September 11, 1980.

Vote 6-0

JULY 31, 1980

2:00 P.M. (Cont)

5. RS80.113 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 4096 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 90 IN ASSESSOR'S BLOCK 2623, FOR 39-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to September 11, 1980.
Vote 6-0

2:30 P.M.

6. RS80.109 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1895 PACIFIC AVENUE, SOUTHEAST CORNER AT GOUGH STREET, LOT 42 IN ASSESSOR'S BLOCK 593, FOR 29-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Disapproved Resolution No. 8671 Vote 3-3
Voting no: Commissioners Bierman, Dearman and Starbuck.
Absent: Commissioner Nakashima.

7. RS80.122 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 199 CHESTNUT STREET, SOUTHEAST CORNER AT KEARNY STREET, LOT 9A IN ASSESSOR'S BLOCK 60, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to September 11, 1980.
Vote 6-0

3:00 P.M.

8. RS80.123 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1730 BRODERICK STREET, EAST SIDE BETWEEN BUSH AND PINE STREETS, LOT 19 IN ASSESSOR'S BLOCK 1049, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to September 11, 1980.
Vote 6-0

9. RS80.20 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 157-161 OCTAVIA STREET, SOUTHWEST CORNER AT PAGE STREET, LOTS 1, 1A AND 1B IN ASSESSOR'S BLOCK 852, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION, INCLUDING REQUEST FOR EXCEPTION FROM LOW- AND MODERATE-INCOME HOUSING SETASIDE PROVISIONS OF SECTION 1341 OF THE SUBDIVISION CODE.

Passed motion to continue to September 11, 1980
Vote 6-0

3:30 P.M.

10. RS80.135 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1441-1447 PAGE STREET, SOUTH SIDE BETWEEN MASONIC AND CENTRAL AVENUES, LOT 35 IN ASSESSOR'S BLOCK 1233, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to September 11, 1980.
Vote 6-0

11. RS80.103 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 206 STEINER STREET AND 498 WALLER STREET, NORTHEAST CORNER, LOT 21 IN ASSESSOR'S BLOCK 860, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to September 11, 1980.
Vote 6-0

4:00 P.M.

12. CONSIDERATION OF PROPOSED AMENDMENTS TO THE TEXT OF THE CITY PLANNING CODE. THE PRIMARY PURPOSE OF SAID PROPOSED AMENDMENTS, INITIATED BY THE BOARD OF SUPERVISORS, WOULD BE TO (1) REDUCED TO 90 DAYS THE CURRENT TIME LIMIT OF 180 DAYS CONTAINED UNDER SECTION 302 OF THE CITY PLANNING CODE WITHIN WHICH THE CITY PLANNING COMMISSION SHALL REPORT ITS RECOMMENDATIONS TO THE BOARD OF SUPERVISORS FOLLOWING RECEIPT OF AN AMENDMENT OF THE CITY PLANNING CODE INITIATED BY SAID BOARD, AND (2) PROVIDE, UNDER SUBSECTION 302(E) OF SAID CODE, THAT AMENDMENTS TO THE CODE INITIATED BY SAID BOARD THAT ARE MORE RESTRICTIVE THAN EXISTING CODE PROVISIONS BE APPLICABLE TO ALL APPLICATIONS FILED SUBSEQUENT TO SAID BOARD INITIATION. COPIES OF THE COMPLETE PROPOSED ORDINANCE ARE AVAILABLE FOR REVIEW AT THE DEPARTMENT OF CITY PLANNING AT 100 LARKIN STREET.

NOTE: AT 5:30 P.M., THE COMMISSION WILL ADJOURN THE MEETING AND WILL RECONVENE AT 7:30 P.M.

Disapproved (Section 302)	Resolution No. 8672	Vote 6-0
Approved (Section 302(e))	Resolution No. 8673	Vote 6-0

7:30 P.M.

13. EE80.137 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, THE FORMER PORTOLA SCHOOL SITE, 350 GIRARD STREET, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM P (PUBLIC) TO RH-2 (HOUSE, TWO-FAMILY) OR RH-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICTS AND LEASE ON LONG-TERM

7:30 P.M. (Cont)

13. EE80.137 - LEASE TO DEVELOPERS OF 216,000 SQUARE FOOT SITE WITH
(Cont) THREE-STORY, 133,069 SQUARE FOOT BUILDING; REQUIRING
ZONING RECLASSIFICATION. (ZM80.18)

Public hearing closed.

Passed motion to continue to August 28, 1980.

Vote 6-0

8:00 P.M.

14. EE80.49 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE
PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, THE
FORMER FARRAGUT SCHOOL SITE, 625 HOLLOWAY AVENUE, LOT
1 IN ASSESSOR'S BLOCK 6985; LONG TERM LEASING OF A
61,875 SQUARE FOOT LOT WITH A THREE-STORY, 36,940
SQUARE FOOT BUILDING TO HIGHEST BIDDER; DEVELOPMENT TO
CONFORM TO NEW ZONING, REQUIRING ZONING RECLASSIFI-
CATION. (ZM80.4)

Public hearing closed.

Passed motion to continue to September 4, 1980.

Vote 6-0

8:30 P.M.

15. EE80.42 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE
PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, THE
FORMER GOUGH SCHOOL SITE, 1945 WASHINGTON STREET, LOT
14 IN ASSESSOR'S BLOCK 617; OFFERING A LONG TERM LEASE
ON A 17,557 SQUARE FOOT LOT WITH AN EXISTING TWO-STORY,
8,900 SQUARE FOOT BUILDING TO HIGHEST BIDDER FOR
DEVELOPMENT, REQUIRING ZONING RECLASSIFICATION.
(ZM80.2)

Disapproved Resolution No. 8674 Vote 6-0

16. EE80.101 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE
PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, FORMER
GRANT SCHOOL SITE, 2940 PACIFIC AVENUE, LOTS 3 & 6 IN
ASSESSOR'S BLOCK 963; REZONING FROM RH-1 (HOUSE, ONE-
FAMILY) TO RH-2 (HOUSE, TWO-FAMILY) DISTRICT AND
LEASING ON LONG-TERM LEASE OF A 46,500 SQUARE FOOT
SITE; REQUIRING ZONING RECLASSIFICATION. (ZM80.14)

Public hearing closed.

Passed motion to continue to September 4, 1980.

Vote 6-0

Adjournment: 10:20 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
AUGUST 7, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 29 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Moore, Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

FIELD TRIP - 12:00 NOON - Field trip to visit the sites of cases scheduled for Commission review during the month of August.

Completed.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of July 3, 1980.

Approved Vote 7-0

1:30 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2:00 P.M.

2. ZM80.22 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 540 ARGUELLO BOULEVARD, EAST SIDE BETWEEN GEARY BOULEVARD AND ANZA STREET, LOT 5 IN ASSESSOR'S BLOCK 1083, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO A C-2 (COMMUNITY BUSINESS), AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) OR AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT. (EE80.194)

Approved Resolution No. 8675 Vote 7-0

3. CU80.214 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 540 ARGUELLO BOULEVARD, EAST SIDE BETWEEN GEARY BOULEVARD AND ANZA STREET, LOT 5 IN ASSESSOR'S BLOCK 1083, FOR OFFICES ABOVE THE GROUND FLOOR IN A PROPOSED RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT OR AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT. (EE80.194)

Approved Resolution No. 8676 Vote 7-0

AUGUST 7, 1980

2:30 P.M.

4. ZM80.27 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2500 GEARY BOULEVARD, NORTHWEST CORNER AT LYON STREET, LOT 7 IN ASSESSOR'S BLOCK 1082, FROM AN PH-3 (HOUSE, THREE-FAMILY) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE80.202)

Disapproved(C-2)

Resolution No. 8677

Vote 7-0

5. CU80.208 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2938 WASHINGTON STREET, NORTH SIDE BETWEEN BRODERICK AND DIVISADERO STREETS, LOT 10 IN ASSESSOR'S BLOCK 980, FOR AN ELEMENTARY SCHOOL IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT. (EE80.207)

Approved

Resolution No. 8679

Vote 7-0

3:00 P.M.

6. CU80.215 - REQUEST FOR CONSIDERATION OF A MODIFICATION TO A PREVIOUS CONDITIONAL USE AUTHORIZATION (CU79.61) FOR A HOTEL AT 455 BEACH STREET, LOT 10 AND A PORTION OF LOT 9 IN ASSESSOR'S BLOCK 22, TO PERMIT FIVE SPACES OF REQUIRED PARKING TO BE LOCATED AT ADJACENT SITES, IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE79.263)

Approved

Resolution No. 8680

Vote 6-1

Voting no: Commissioner Starbuck.

7. ZM80.20 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2265 HAYES STREET, SOUTH SIDE BETWEEN STANYAN AND SHRADER STREETS, LOT 11 IN ASSESSOR'S BLOCK 1213, FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT. (EE80.183)
- NOTE: ENVIRONMENTAL EVALUATION OF THIS PROJECT HAS NOT BEEN COMPLETED. THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO AUGUST 21, 1980.

Passed motion to continue indefinitely.

Vote 7-0

AUGUST 7, 1980

3:00 P.M. (Cont)

8. CU80.70 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 425 LIBERTY STREET, SOUTH SIDE BETWEEN SANCHEZ AND RAYBURN STREETS, LOT 42 IN ASSESSOR'S BLOCK 3604B, TO PERMIT CREATION OF THREE LOTS, WITH WIDTHS OF 16 FEET 8 INCHES AND LOT AREAS OF 2,000 SQUARE FEET, FOR ONE-FAMILY DWELLINGS, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.166)

Approved Resolution No. 8681 Vote 7-0
(Withdrawal without prejudice)

3:30 P.M.

9. CU80.209 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1430 MASONIC AVENUE, EAST SIDE BETWEEN FREDERICK AND JAVA STREETS, LOT 10 IN ASSESSOR'S BLOCK 2603, TO PERMIT A THIRD DWELLING UNIT ON A LOT WITH AN AREA OF 4.650 SQUARE FEET WHEN 1,500 SQUARE FEET ARE REQUIRED PER DWELLING UNIT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (EE80.208)

Approved Resolution No. 8682 Vote 7-0

10. CU80.200 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT THE EAST SIDE OF CAROLINA STREET, NORTHEAST CORNER AT 18TH STREET, FOR CONSTRUCTION OF 35 DWELLING UNITS IN A C-M (HEAVY COMMERCIAL) DISTRICT. (EE77.300)

Disapproved Resolution No. 8683 Vote 7-0

4:00 P.M.

11. EE80.52 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 4 SINGLE-FAMILY DWELLINGS AT 749 THROUGH 751 GATES STREET; LOTS 12 and 13 IN ASSESSOR'S BLOCK 5813 AND LOTS 26, 28 IN ASSESSOR'S BLOCK 5814.
NOTE: THE DEPARTMENT ANTICIPATES RECEIPT OF A REQUEST, BY THE APPELLANT, TO CONTINUE THIS MATTER TO A LATER DATE.

Passed motion to continue to August 21, 1980.
Vote 7-0

Adjournment: 5:30 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
AUGUST 21, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SFP 16 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakashima,
Rosenblatt and Starbuck

ABSENT: Commissioner Dearman

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of July 17, 1980.

Approved unanimously.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution authorizing the Director of Planning to amend the contract with Sedway-Cooke, for graphic services, in an amount not to exceed seven thousand dollars.

Matter withdrawn from Calendar.

2. Condominium Conversion Ordinance revisions.

Passed a motion approving further recommendations for amendments to the Subdivision Code. Vote 6-0

B. Commissioners' Questions and Matters

1:30 P.M.

2. EE79.135 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FLYING TIGER LINES AND JAPAN AIR LINES AIR CARGO FACILITIES AT SAN FRANCISCO INTERNATIONAL AIRPORT.

1:30 P.M. (Cont)

2. EE79.135 (Cont)

FLYING TIGER LINES - AFTER DEMOLITION OF AN EXISTING FACILITY, IN PLOT 50-A CONSTRUCTION OF A 112,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 40 FEET, CONSISTING OF 80,000 SQUARE FEET OF WAREHOUSE SPACE, 20,000 SQUARE FEET OF OFFICE SPACE AND 12,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 420,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR TWO 747s AND THREE DCBs; PARKING WOULD BE PROVIDED FOR 300 EMPLOYEES.

JAPAN AIR LINES - AFTER VACATING EXISTING FACILITIES, IN PLOT 50-B, CONSTRUCTION OF A 92,000 SQUARE FOOT CARGO FACILITY WITH A MAXIMUM HEIGHT OF 35 FEET, CONSISTING OF A 63,000 SQUARE FOOT WAREHOUSE, 24,000 SQUARE FEET OF OFFICE SPACE AND 5,000 SQUARE FEET OF MAINTENANCE SPACE. THE AIRCRAFT RAMP AREA WOULD CONTAIN 250,000 SQUARE FEET. AIRCRAFT PARKING WOULD BE PROVIDED FOR THREE 747s AND FOUR DCBs; PARKING WOULD BE PROVIDED FOR 100 EMPLOYEES.

(Continued from the Regular Meeting of July 10, 1980)

Approved Resolution No. 8684 Vote 5-1
Voting no: Commissioner Starbuck
Absent: Commissioner Dearman

3. EE79.196 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 315 HOWARD STREET OFFICE BUILDING, 24-STORY, 320-FOOT OFFICE TOWER; WITH 389,600 GROSS SQUARE FEET.

Approved Resolution No. 8685 Vote 6-0
Absent: Commissioner Dearman

4. DR80.5 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7901673 FOR THE PROPOSED 315 HOWARD STREET OFFICE BUILDING, 24-STORY, 320-FOOT OFFICE TOWER; WITH 389,600 GROSS SQUARE FEET.

Passed motion to continue approximately sixty (60) days.

Vote 6-0

Absent: Commissioner Dearman

2:00 P.M.

5. CONSIDERATION OF A RESOLUTION TO ENDORSE THE HOUSING ELEMENT, COMMERCIAL PROPERTY AND THE ACCESS COMPONENT OF THE LOCAL COASTAL PROGRAM, PURSUANT TO THE COASTAL ACT OF 1976.

Approved Resolution/Amended No. 8686 Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

2:30 P.M.

6. RS80.136 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT SOUTHEAST CORNER OF OAK AND FILLMORE STREETS, LOT 30 IN ASSESSOR'S BLOCK 842, FOR 5-LOT SUBDIVISION.

Approved with Conditions Resolution No. 8687
Vote 6-0
Absent: Commissioner Dearman

7. RS80.168 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 619-625 DIVISADERO STREET, WEST SIDE BETWEEN HAYES AND GROVE STREETS, LOT 6 IN ASSESSOR'S BLOCK 1201, FOR 2-UNIT COMMERCIAL, 14-UNIT RESIDENTIAL CONDOMINIUM CONVERSION SUBDIVISION.

Approved with Conditions Resolution No. 8688
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

8. RS80.162 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2920 BUCHANAN STREET, EAST SIDE BETWEEN UNION AND GREEN STREETS, LOT 19 IN ASSESSOR'S BLOCK 542, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved with Conditions Resolution No. 8689
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

9. RS80.160 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1367-73 POST STREET, SOUTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 14 IN ASSESSOR'S BLOCK 696, FOR 17-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8690 Vote 6-0

3:15 P.M.

10. RS80.159 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1818 BROADWAY, NORTH SIDE BETWEEN OCTAVIA AND GOUGH STREETS, LOT 26 IN ASSESSOR'S BLOCK 568, FOR 21-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- Approved with Conditions Resolution No. 8691
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman
11. RS80.156 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1950 GOUGH STREET, SOUTHEAST CORNER AT CLAY STREET, LOT 10 IN ASSESSOR'S BLOCK 624, FOR 35-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- Approved with Conditions Resolution No. 8692
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman
12. RS80.155 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2542 SACRAMENTO STREET, NORTH SIDE BETWEEN STEINER AND FILLMORE STREETS, LOT 14 IN ASSESSOR'S BLOCK 630, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- Approved with Conditions Resolution No. 8693
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman
13. RS80.134 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2410 PACIFIC AVENUE, NORTH SIDE BETWEEN STEINER AND FILLMORE STREETS, LOT 7 IN ASSESSOR'S BLOCK 582, FOR 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION.
- Approved with Conditions Resolution No. 8694
Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman
14. RS80.142 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS AT 98 GARDENSIDE DRIVE, LOT 9 IN ASSESSOR'S BLOCK 2854, FOR 54-UNIT CONDOMINIUM SUBDIVISION.
- Approved with Conditions Resolution No. 8695
Vote 6-0

4:00 P.M.

15. SU80.3 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 3933 - 24TH STREET, LOT 35 IN ASSESSOR'S BLOCK 6508, TO PERMIT A RESTAURANT (DOUBLE RAINBOW) IN THE 24TH STREET - NOE VALLEY SPECIAL USE DISTRICT.

Approved with Conditions Resolution No. 8696

Vote 6-0

Absent: Commissioner Dearman

16. R79.56 - VACATION OF DAGETT STREET, BETWEEN 16TH AND 7TH STREETS, ADJOINING ASSESSOR'S BLOCK 3933 AND 3934.

Passed motion for a finding of Master Plan Conformity.

Vote 6-0

17. R80.17 - SALE OF 20-FOOT WIDE ACCESS EASEMENT, NORTH SIDE OF CLIPPER STREET, BELOW GRANDVIEW AVENUE, ADJOINING LOT 29 IN ASSESSOR'S BLOCK 6541 AND LOT 31 IN BLOCK 6542 (ACROSS LOT 19 IN BLOCK 6542 AND LOT 26 IN BLOCK 6541).

Passed motion for a finding of Master Plan Conformity.

Vote 6-0

18. R80.19 - CHANGE IN SIDEWALK WIDTHS ON LOMBARD STREET, BETWEEN MONTGOMERY AND SANSOME STREETS.

Passed motion for a finding of Master Plan Conformity.

Vote 6-0

4:30 P.M.

19. EE80.52 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 4-SINGLE FAMILY DWELLINGS AT 749 THROUGH 751 GATES STREET; LOTS 12 AND 13 IN ASSESSOR'S BLOCK 5813 AND LOTS 26 AND 28 IN ASSESSOR'S BLOCK 5814.
(Continued from the Regular Meeting of August 7, 1980)

Passed motion to continue to September 4, 1980.

Vote 6-0

Adjourned: 7:30 p.m.

SF
C55
#21
8/28/80
C2

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
AUGUST 28, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 17 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima and Starbuck

ABSENT: Commissioner Rosenblatt

12:00 NOON

Field Trip - To view the sites of matters scheduled for City
Planning Commission review during the month of
September.

1:30 P.M.

1. Current Matters

A. Director's Report

Discussion of Director's memorandum of August 7, 1980,
related to Environmental Review Process changes.

No Action taken.

Resolution of Intention to initiate changes in the zoning
standards to modify the existing rear yard provisions
of each neighborhood commercial special use district so
as to require rear yards for all buildings, to change
the residential densities permitted to allow for densities
of up to one dwelling unit per 600 square feet, to allow
in the RC-1/SUD's all commercial uses permitted in the
C-2/SUD's and to allow projecting signs and awnings for
Union, Sacramento, Upper Fillmore, Haight, Castro-Eureka
Valley, Upper Market-West, Upper Market-East, 24th-Noe
Valley, 24th-Mission and Valencia Streets; and to initiate
reclassification of the RC-1 districts: Sacramento, Haight,
Castro-Eureka Valley, 24th-Noe Valley, 24th-Mission and
Valencia (Army-20th) Streets back to C-2 districts.

Approved Resolution No. 8697 Vote 4-2
Voting no: Commissioners Dearman and Starbuck
Absent: Commissioner Rosenblatt

B. Commissioners' Questions and Matters

2:30 P.M.

2. PUBLIC HEARING TO CONSIDER THE LIST OF CATEGORICAL EXEMPTIONS, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1976, FOR THE CITY AND COUNTY OF SAN FRANCISCO.

Approved Resolution No. 8698 Vote 6-0
Absent: Commissioner Rosenblatt

2:30 P.M.

3. EE80.230 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 8 TOWNHOUSES; CAROLINE STREET AND SOUTHERN HEIGHTS, LOTS 72, 73, 74 AND 75 IN ASSESSOR'S BLOCK 4096; DEMOLITION OF 8-UNIT FIRE-DAMAGED APARTMENT BUILDING AND CONSTRUCTION OF 4 BUILDINGS; 2 UNITS EACH, 4-STORY-OVER-GARAGE TOWNHOUSES ON 4 SEPARATE LOTS, EACH APPROXIMATELY 5,690, 3,641, 3,675 AND 3,498 SQUARE FEET REQUIRING BUILDING PERMIT APPLICATIONS NO. 8005880 - 8005884.

Passed motion to continue to September 11, 1980.
Vote 6-0

3:00 P.M.

4. DR80.16 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7912201 FOR AN ADDITION OF 4½ FLOORS TO THE EXISTING 5½-FLOOR OFFICE BUILDING AT 550 KEARNY STREET, AT THE SOUTHEAST CORNER OF SACRAMENTO AND KEARNY STREETS.

Passed motion to continue to September 11, 1980.
Vote 6-0

3:30 P.M.

5. EE80.137 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, THE FORMER PORTOLA SCHOOL SITE, 350 GIRARD STREET, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM P (PUBLIC) TO RH-2 (HOUSE, TWO-FAMILY) OR RH-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICTS AND LEASE ON LONG-TERM LEASE TO DEVELOPERS OF 216,000 SQUARE-FOOT SITE WITH 3-STORY, 133,069 SQUARE-FOOT BUILDING; REQUIRING ZONING RECLASSIFICATION. (ZM80.18)
(Continued from the Special Meeting of July 31, 1980)

Denied Resolution No. 8699 Vote 6-0

3:30 P.M. (Cont)

6. ZM80.18 - REQUEST FOR RECLASSIFICATION OF THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (Continued from the Special Meeting of June 26, 1980 and the Regular Meeting of July 24, 1980)

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO OCTOBER 9, 1980.

Passed motion to continue to October 9, 1980.
Vote 6-0

7. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FOR UP TO 160 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (Continued from the Special Meeting of June 26, 1980 and the Regular Meeting of July 24, 1980)

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO OCTOBER 9, 1980.

Passed motion to continue to October 9, 1980.
Vote 6-0

8. EE80.49 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, THE FORMER FARRAGUT SCHOOL SITE, 625 HOLLOWAY AVENUE, LOT 1 IN ASSESSOR'S BLOCK 6985; LONG-TERM LEASING OF A 61,875 SQUARE-FOOT LOT WITH A 3-STORY, 36,940 SQUARE-FOOT BUILDING TO HIGHEST BIDDER; DEVELOPMENT TO CONFORM TO NEW ZONING, REQUIRING ZONING RECLASSIFICATION. (ZM80.4) (Continued from the Regular Meeting of July 31, 1980)

Denied Resolution No. 8700. Vote 6-0

3:30 P.M. (Cont)

9. ZM80.4 - REQUEST FOR RECLASSIFICATION OF THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (Continued from the Regular Meetings of June 19 and July 24, 1980)

NOTE: THE COMMISSION HAS RECEIVED A REQUEST TO CONTINUE THIS MATTER TO SEPTEMBER 25, 1980.

Passed motion to continue to September 25, 1980 at 7:30 p.m. Vote 6-0

10. CU80.206 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER FARRAGUT SCHOOL SITE, 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FOR UP TO 54 DWELLING UNITS, IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.4)
(Continued from the Regular Meetings of June 19 and July 24, 1980)

NOTE: THE COMMISSION HAS RECEIVED A REQUEST TO CONTINUE THIS MATTER TO SEPTEMBER 25, 1980.

Passed motion to continue to September 25, 1980 at 7:30 p.m. Vote 6-0

11. EE80.101 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED LEASING OF SCHOOL DISTRICT PROPERTY, FORMER GRANT SCHOOL SITE, 2940 PACIFIC AVENUE, LOTS 3 AND 6 IN ASSESSOR'S BLOCK 963; REZONING FROM RH-1 (HOUSE, ONE-FAMILY) TO RH-2 (HOUSE, TWO-FAMILY) DISTRICT AND LEASING ON LONG-TERM LEASE OF A 46,500 SQUARE-FOOT SITE; REQUIRING ZONING RECLASSIFICATION. (ZM80.14)
(Continued from the Regular Meeting of July 31, 1980)

Denied Resolution No. 8701 Vote 6-0

3:30 P.M. (Cont)

12. ZM80.14 - REQUEST FOR RECLASSIFICATION OF THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, THE SOUTHERN PORTION OF LOT 6 AND ALL OF LOT 3 IN ASSESSOR'S BLOCK 963, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meetings of June 19 and July 24, 1980)

Passed motion to continue to September 4, 1980.

Vote 6-0

13. CU80.203 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, LOTS 3 AND 6 IN ASSESSOR'S BLOCK 963, FOR UP TO 28 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.3)
(Continued from the Regular Meetings of June 19 and July 24, 1980)

Withdrawn without prejudice.
Vote 6-0

Resolution No. 8702

14. ZM80.3 - REQUEST FOR RECLASSIFICATION OF THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meetings of June 19 and July 24, 1980)

NOTE: THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 25, 1980.

Passed motion to continue to October 2, 1980.

Vote 6-0

3:30 P.M. (Cont)

15. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER LUCINDA WEEKS SCHOOL SITE AT 750 - 31ST AVENUE, BETWEEN BALBOA AND CABRILLO STREETS, LOT 8 IN ASSESSOR'S BLOCK 1614, FOR UP TO 29 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.3)
(Continued from the Regular Meetings of June 19 and July 24, 1980)

NOTE: THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 25, 1980.

Passed motion to continue to October 2, 1980.
Vote 6-0

16. ZM80.2 - REQUEST FOR RECLASSIFICATION OF THE FORMER GOUGH SCHOOL SITE AT 1945 WASHINGTON STREET, SOUTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 14 IN ASSESSOR'S BLOCK 617, FROM A P (PUBLIC) DISTRICT TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.
(Continued from the Regular Meetings of June 19 and July 24, 1980)

Approved Resolution No. 8703 Vote 5-1
Voting no: Commissioner Starbuck
Absent: Commissioner Rosenblatt

Adjourned: 5:30 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 4, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SEP 16 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Dearman, Karasick, Kelleher, Nakashima
and Starbuck

ABSENT: Commissioners Bierman and Rosenblatt

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Commissioner Starbuck asked for a short analytical memo
on pending California State Assembly Bill No. 314.

1:30 P.M.

2. DR80.15 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION
NO. 8006584, PURSUANT TO CITY PLANNING POLICY, FOR
A 7-STORY OFFICE OVER ONE STORY OF EXISTING PARKING
AT 750 BATTERY STREET, LOT 8 IN ASSESSOR'S BLOCK 166.
(EE80.204)

Approved with Conditions Resolution No. 8704
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

3. DR80.17 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION
NO. 79101063 FOR A 9-STORY OFFICE BUILDING AT
275 STEUART STREET, LOTS 7, 8, 8A, 9 AND 10 IN
ASSESSOR'S BLOCK 3742, IN THE NORTHEASTERN WATERFRONT
AREA. (EE80.109)

NOTE: ENVIRONMENTAL EVALUATION OF THIS PROJECT HAS
NOT BEEN COMPLETED.

Passed motion to continue indefinitely.

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

1:30 P.M. (Cont)

4. DR80.21 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8005798 AT 2149 UNION STREET, FOR STREET LEVEL FACADE RENOVATION, LOT 23 IN ASSESSOR'S BLOCK 540.

Passed motion not to take Discretionary Review.
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

5. DR80.21 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8005798 AT 2149 UNION STREET, FOR STREET LEVEL FACADE RENOVATION, LOT 23 IN ASSESSOR'S BLOCK 540.

No Action required.

6. DR80.22 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8006162 AT 1877 UNION STREET, FOR DOOR AND WINDOW ADDITION, LOT 25 IN ASSESSOR'S BLOCK 543.

Passed motion to take Discretionary Review.
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

7. DR80.22 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8006162 AT 1877 UNION STREET, FOR DOOR AND WINDOW ADDITION, LOT 25 IN ASSOR'S BLOCK 543.

No Action required.

2:30 P.M.

8. ZM80.20 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2265 HAYES STREET, SOUTH SIDE BETWEEN STANYAN AND SHRADER STREETS, LOT 11 IN ASSESSOR'S BLOCK 1213, FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT. (EE80.183)

Approved Resolution No. 8705 Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

2:30 P.M. (Cont)

9. CU80.202 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2207-09 SUTTER STREET, SOUTH SIDE BETWEEN SCOTT AND PIERCE STREETS, LOT 23 IN ASSESSOR'S BLOCK 681, TO PERMIT SUBDIVISION OF ONE LOT INTO TWO LOTS EACH WITH A FRONTAGE OF LESS THAN 25 FEET AND AN AREA OF LESS THAN 2,500 SQUARE FEET. (CATEGORICALLY EXEMPT)

Approved Resolution No. 8706 Vote 5-0
Absent: Commissioners Bierman and Rosenblatt

3:00 P.M.

10. CU80.202 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 623-645 GEARY STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, LOT 21 AND 22 IN ASSESSOR'S BLOCK 318, TO PERMIT A 14-STORY 88-UNIT APARTMENT BUILDING HAVING 88 OFF-STREET PARKING SPACES, IN AN RC-4 DISTRICT 160 FEET IN HEIGHT WHERE THE PLANNING CODE REQUIRES PLANNING COMMISSION AUTHORIZATION FOR A BUILDING EXCEEDING 40 FEET IN HEIGHT AND FOR MORE THAN 22 OFF-STREET PARKING SPACES. (EE80.81)

Approved Resolution No. 8707 Vote 5-0
Absent: Commissioners Bierman and Rosenblatt

11. CU80.213 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT UNIVERSITY OF SAN FRANCISCO, SOUTH SIDE OF FULTON STREET BETWEEN SHRADER AND COLE STREETS, LOT 1 IN ASSESSOR'S BLOCK 1190, TO PERMIT EXPANSION OF AN EDUCATIONAL INSTITUTION IN A RESIDENTIAL DISTRICT. (EE80.221)

Approved Resolution No. 8708 Vote 5-0
Absent: Commissioners Bierman and Rosenblatt

4:00 P.M.

12. EE78.325 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PAN-MED MEDICAL OFFICE BUILDING AT THE SOUTHWEST CORNER OF SACRAMENTO AND WEBSTER STREETS, LOT 1 IN ASSESSOR'S BLOCK 628. PROPOSAL FOR A 5-STORY STRUCTURE WITH A GROSS FLOOR AREA OF 127,000 SQUARE FEET CONTAINING APPROXIMATELY 50 OFFICE SUITES. PARKING FOR 288 VEHICLES WOULD BE PROVIDED BY A 2½ LEVEL UNDERGROUND PARKING STRUCTURE LOCATED DIRECTLY BENEATH THE MEDICAL OFFICE BUILDING.

Approved Certification Resolution No. 8709

Vote 4-1

Voting no: Commissioner Starbuck

Absent: Commissioners Bierman and Rosenblatt

13. EE80.52 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 4 SINGLE-FAMILY DWELLINGS AT 749 THROUGH 751 GATES STREET, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 5813 AND LOTS 26 AND 28 IN ASSESSOR'S BLOCK 5814.
(Continued from the Regular Meeting of August 21, 1980)

Appeal withdrawn. No Action required.

4:30 P.M.

14. ZM80.14 - REQUEST FOR RECLASSIFICATION OF THE FORMER GRANT SCHOOL SITE AT 2940 PACIFIC AVENUE, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, THE SOUTHERN PORTION OF LOT 6 AND ALL OF LOT 3 IN ASSESSOR'S BLOCK 963, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of August 28, 1980)

Approved Resolution No. 8710 Vote 4-1

Voting no: Commissioner Starbuck

Absent: Commissioners Bierman and Rosenblatt

Adjourned: 6:00 p.m.

SF
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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 11, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.
SEP 25 1980
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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Kelleher, Nakashima,
Rosenblatt, Starbuck and Wortman.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

Consideration of a Resolution authorizing the Director of Planning to execute all necessary applications, contracts and agreements for a grant from the United States Office of Coastal Zone Management, as administered through the California Coastal Commission for an amount not to exceed \$15,000.

Approved Resolution No. 8711 Vote 6-0
Absent: Commissioner Wortman

B. Commissioners' Questions and Matters

At the request of Commissioner Nakashima, Mr. Ray Wong, of the Department of Public Works (DPW), reported that the Director of DPW had not found sufficient justification to permit tenants, at 2363 Larkin Street, to rescind "intent" to purchase condominium units.

At the request of Commissioner Starbuck, the Commission requested that the staff draft a resolution in opposition to California State Assembly Bill No. 314.

President Rosenblatt asked that the Zoning Administrator participate in a site inspection, at 150 Glenbrook Street, to assess building compliance with approved building permits.

President Rosenblatt suggested that there should be contact between individual members of the Commission and staff to review development proposals as those proposals moved close to formal consideration by the Commission.

1:30 P.M.

2. RS80.99 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1441 JONES STREET, WEST SIDE BETWEEN JACKSON AND WASHINGTON STREETS, LOT 4 IN ASSESSOR'S BLOCK 188, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8712 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

3. RS80.113 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 4096 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 90 IN ASSESSOR'S BLOCK 2623, FOR 39-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8713 Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

2:00 P.M.

4. RS80.122 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 199 CHESTNUT STREET, SOUTHEAST CORNER AT KEARNY STREET, LOT 9A IN ASSESSOR'S BLOCK 60, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8714 Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

5. RS80.123 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1730 BRODERICK STREET, EAST SIDE BETWEEN BUSH AND PINE STREETS, LOT 19 IN ASSESSOR'S BLOCK 1049, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8715 Vote 4-2
Voting no: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

2:30 P.M.

6. RS80.20 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 157-161 OCTAVIA STREET, SOUTHWEST CORNER AT PAGE STREET, LOT 1, 1A AND 1B IN ASSESSOR'S BLOCK 852, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8716 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

2:30 P.M. (Cont)

7. RS80.135 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1441-1447 PAGE STREET, SOUTH SIDE BETWEEN MASONIC AND CENTRAL AVENUES, LOT 35 IN ASSESSOR'S BLOCK 1233, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8717 Vote 6-1
Voting no: Commissioner Bierman

3:00 P.M.

8. RS80.193 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3900 CALIFORNIA STREET, NORTHWEST CORNER AT ARGUELLO BOULEVARD, LOT 14 IN ASSESSOR'S BLOCK 1361, FOR 8-UNIT CONDOMINIUM SUBDIVISION.
NOTE: THIS MATTER HAS BEEN ADVERTISED INCORRECTLY.
COMMISSION ACTION IS PRECLUDED AT THIS TIME.

Matter taken from Calendar - No Action required.

9. RS80.177 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1125-35 FRANCISCO STREET, SOUTH SIDE BETWEEN VAN NESS AVENUE AND POLK STREET, LOTS 18 AND 1A IN ASSESSOR'S BLOCK 478, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8718 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

3:30 P.M.

10. RS80.175 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2195 GREEN STREET, SOUTHWEST CORNER AT FILLMORE STREET, LOT 16 IN ASSESSOR'S BLOCK 557, FOR 10-UNIT CONDOMINIUM CONVEPSION SUBDIVISION.

Disapproved Resolution No. 8719 Vote 7-0

11. RS80.176 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 150 PAGE STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 12 IN ASSESSOR'S BLOCK 838, FOR 33-UNIT CONDOMINIUM CONVEPSION SUBDIVISION.

Approved Resolution No. 8720 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

4:00 P.M.

12. RS80.170 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1998 BROADWAY (ISABELLE TOWERS), NORTHEAST CORNER AT LAGUNA STREET, LOT 29 IN ASSESSOR'S BLOCK 567, FOR 82-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

NOTE: THE APPLICANT WILL REQUEST AND THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 18, 1980.

Passed motion to continue to September 18, 1980.

13. RS80.103 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 206 STEINER STREET, AND 498 WALLER STREET, NORTHEAST CORNER, LOT 21 IN ASSESSOR'S BLOCK 860, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8721 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

4:30 P.M.

14. RS80.64 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2363 LARKIN STREET, SOUTHWEST CORNER AT FILBERT STREET, LOT 1 IN ASSESSOR'S BLOCK 525, FOR 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8722 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

15. EE80.230 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 8 TOWNHOUSES; CAROLINE STREET AND SOUTHERN HEIGHTS; LOTS 72, 73, 74 AND 75 IN ASSESSOR'S BLOCK 4096; DEMOLITION OF 8-UNIT FIRE-DAMAGED APARTMENT BUILDING AND CONSTRUCTION OF 4 BUILDINGS; 2 UNITS EACH, 4-STORY-OVER-GARAGE TOWNHOUSES ON 4 SEPARATE LOTS, EACH APPROXIMATELY 5,690, 3,641, 3,675 AND 3,498 SQUARE FEET REQUIRING BUILDING PERMIT APPLICATIONS NOS. 8005880-8005884.

(Continued from the Regular Meeting of August 28, 1980)

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 18, 1980.

Passed motion to continue to September 18, 1980.

Vote 7-0

4:30 P.M. (Cont)

16. DR80.16 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7912201 FOR AN ADDITION OF 4½-FLOORS TO THE EXISTING 5½-FLOOR OFFICE BUILDING AT 550 KEARNY STREET, AT THE SOUTHEAST CORNER OF SACRAMENTO AND KEARNY STREETS.

(Continued from the Regular Meeting of August 28, 1980)

NOTE: THE APPLICANT HAS REQUESTED AND THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO SEPTEMBER 18, 1980.

Passed motion to continue to September 18, 1980.

Vote 7-0

Adjourned:

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 25, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

OCT 9 1980

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

12:00 NOON

FIELD TRIP - To visit the sites of matters scheduled for Commission
consideration during October.

Completed.

1:00 P.M.

1. Director's Report and Commissioners' Questions and Matters

RESOLUTION AUTHORIZING THE DIRECTOR OF CITY PLANNING ON BEHALF OF
THE TRANSPORTATION POLICY GROUP TO EXECUTE A CONSULTANT CONTRACT
WITH EDWARD A. GREEN FOR AN AMOUNT NOT TO EXCEED \$1,500 TO
REPRESENT THE CENTER CITY CIRCULATION PROGRAM ON MATTERS RELATING
TO SAN FRANCISCO BAY AREA TRANSPORTATION TERMINAL PROJECT.

Approved Resolution No. 8731 Vote 6-0
Absent: Commissioner Starbuck.

1. CONSIDERATION OF INITIATION OF RECLASSIFICATION OF LOTS 4
THROUGH 16 IN ASSESSOR'S BLOCK 195; AREA BONDED GENERALLY BY
COLUMBUS AVENUE, WASHINGTON, JACKSON AND KEARNY STREETS;
PROPOSAL TO RECLASSIFY AREA FROM A C-2 (COMMUNITY-BUSINESS)
DISTRICT TO A RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH
DENSITY) DISTRICT.

Passed motion requesting a formal resolution of intent to
initiate reclassification. Vote 6-0
Absent: Commissioner Dearman.

2. RECONSIDERATION OF CITY PLANNING RESOLUTION NO. 8670. (AMEND-
MENTS TO THE RESIDENCE ELEMENT OF THE MASTER PLAN AS IT
RELATES TO CONDOMINIUM CONVERSION SUBDIVISION.
NOTE: THIS ITEM IS FOR COMMISSION CONSIDERATION ONLY. THE
COMMISSION WILL NOT TAKE PUBLIC TESTIMONY.

Approved Resolution No. 8670 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

1:00 P.M. (Cont)

1. Director's Report and Commissioners' Questions and Matters (Cont)

3. CONSIDERATION OF A RESOLUTION ENDORSING A FOCUSED ENVIRONMENTAL IMPACT REPORT PROCESS FOR EVALUATING DOWNTOWN ZONING PROPOSALS.

Approved Resolution No. 8730 Vote 7-0

4. INFORMATION PRESENTATION OF PROPOSALS FOR CITIZEN REVIEW OF CHANGES IN DOWNTOWN ZONING CONTROLS BEING CONSIDERED BY THE DEPARTMENT IN THE DOWNTOWN CONSERVATION AND DEVELOPMENT PLAN STUDY.

Informational Presentation - No Action taken.

2:30 P.M.

2. DR80.18 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8002235; 2056-2060 UNION STREET, NORTHSIDE BETWEEN BUCHANAN AND WEBSTER STREETS; LOT 12 IN ASSESSOR'S BLOCK 532; FOR A PROPOSED DEMOLITION AND NEW CONSTRUCTION IN UNION STREET SPECIAL USE DISTRICT.

Passed motion to take Discretionary Review.
Vote 7-0

3. DR80.18 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8002235; 2056-2060 UNION STREET, NORTHSIDE BETWEEN BUCHANAN AND WEBSTER STREETS; LOT 12 IN ASSESSOR'S BLOCK 532; FOR A PROPOSED DEMOLITION AND NEW CONSTRUCTION IN UNION STREET SPECIAL USE DISTRICT.

Approved Resolution No. 8732 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck.

4. DR80.23 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8001256 AT 4621 MISSION STREET, EAST SIDE BETWEEN BRAZIL AND PERSIA AVENUES; LOT 32 IN ASSESSOR'S BLOCK 6083 FOR A MCDONALD'S RESTAURANT.

Passed motion to take Discretionary Review.
Vote 7-0

2:30 P.M. (Cont)

5. DR80.23 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8001256 AT 4621 MISSION STREET, EAST SIDE BETWEEN BRAZIL AND PERSIA AVENUES; LOT 32 IN ASSESSOR'S BLOCK 6083 FOR A MCDONALD'S RESTAURANT.

Approved with conditions. Resolution No. 8733

Vote 5-2

Voting no: Commissioners Bierman and Starbuck.

NOTE: At or before 6:00 p.m., the Commission will
adjourn its meeting and reconvene at 7:30 p.m.

7:30 P.M.

6. ZM80.4 - REQUEST FOR RECLASSIFICATION OF THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of August 28, 1980)

Passed motion to continue to October 16, 1980.

Vote 5-0

Absent: Commissioners Dearman and Nakashima.

7. CU80.206 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER FARRAGUT SCHOOL SITE, 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FOR UP TO 54 DWELLING UNITS, IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.4)
(Continued from the Regular Meeting of August 28, 1980)

Passed motion to continue to October 16, 1980.

Vote 5-0

Absent: Commissioners Dearman and Nakashima.

Adjourned: 11:10 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 2, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

OCT 14 1980

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None

11:45 A.M.

FIELD TRIP - To view the sites of matters scheduled for City
Planning Commission review in October.

Completed.

1:00 P.M.

1. CURRENT MATTERS

A. Director's Report

Resolution encouraging the improvement of Maiden Lane as
a Pedestrian Mall and the establishment of an Assessment
District to pay for construction and maintenance.

Approved Resolution No. 8734 Vote 7-0

The Director of Planning, Rai Y. Okamoto, reported that
Alec Bash, Environmental Review Officer, would soon
schedule a public hearing on the environmental assessment
for the Upper Market Street Roadway Plan.

Robert W. Passmore, Assistant Director of Planning,
reported that a building permit application, for 341 Lombard
Street, would be brought to the Commission for consideration
of Discretionary Review.

B. Commissioners' Questions and Matters

Consideration of a Resolution endorsing Guidelines and
Procedures for preparation of the Environmental Impact
Report for downtown zoning proposals.

Approved Resolution No. 8735 Vote 7-0

1:00 P.M. (Cont)

B. Commissioners' Questions and Matters (Cont)

Acting on a written request of Mr. Ronald Rattner, representing Ms. Carol Leder, the Commission voted not to rehear an application for a Condominium Conversion Subdivision at 2200 Pacific Avenue.

Voting yes: Commissioners Karasick, Kelleher, Nakashima and Rosenblatt

Voting no: Commissioners Bierman, Dearman and Starbuck

Observing the presence of Charles Gill, Planner IV and Head of the Department's Project Review Section, President Rosenblatt noted that Charles Gill had submitted to the Department a letter of resignation. Speaking for the Commission, he offered his regrets and commended Charles for "all the good work done for the Department". The Commission extended to Charles Gill its wishes for all the best successes.

Commissioner Bierman observed that there were a number of geographical areas in the city with unique topographies. Invariably, building permit applications in these areas generate controversy, she said. She asked the Department for an informational presentation on City Planning Code requirements for building proposed for interior and corner lots where the site sloped.

The Commission agreed to hear a status report from the Mullen-Holladay Group on the Neighborhood Building Review Board pursuant to Commission acceptance of the "East Slope Study" on April 17, 1980 (Commission Resolution No. 8566).

1:30 P.M.

2. SU80.4 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 3913 - 24TH STREET, LOT 39 IN ASSESSOR'S BLOCK 6508, TO PERMIT A RESTAURANT IN THE 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of September 18, 1980)

Passed motion to continue to October 23, 1980.
Vote 7-0

2:00 P.M.

3. SU80.5 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 4108 - 24TH STREET, LOT 5 IN ASSESSOR'S BLOCK 2831, TO PERMIT A RESTAURANT IN THE 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.

Approved Resolution No. 8736 Vote 6-1
Voting no: Commissioner Dearman

4. CU80.211 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON THE SOUTH SIDE OF BURROWS STREET BETWEEN HAMILTON AND BOWDOIN STREETS, LOT 34 IN ASSESSOR'S BLOCK 5988, FOR A PLANNED UNIT DEVELOPMENT FOR 18 DWELLING UNITS ON A VACANT 2-3/4 ACRE SITE IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.213)

Approved Resolution No. 8737 Vote 7-0

5. CU80.49 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON THE EAST SIDE OF SOUTH VAN NESS AVENUE 25 FEET SOUTH OF 17TH STREET, LOTS 44, 45 AND 46 IN ASSESSOR'S BLOCK 3574, TO PERMIT CONSTRUCTION OF AN 18-UNIT RESIDENTIAL BUILDING IN A C-M (HEAVY COMMERCIAL) DISTRICT. (EE80.151)

Approved Resolution No. 8738 Vote 7-0

2:30 P.M.

6. CU80.216 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2125 ANZA STREET, SOUTH SIDE BETWEEN FUNSTON AND 12TH AVENUES, LOT 50 IN ASSESSOR'S BLOCK 1555, TO PERMIT A RELIGIOUS INSTITUTION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (CATEGORICALLY EXEMPT)

Disapproved Resolution No. 8739 Vote 7-0

7. CU80.218 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 283-87 FAIR OAKS STREET, EAST SIDE BETWEEN 23RD AND 24TH STREETS, LOT 19 IN ASSESSOR'S BLOCK 3647, TO PERMIT THE CREATION OF THREE LOTS OF LESS THAN 25 FEET OF FRONTAGE AND WITH AN AREA OF LESS THAN 2,500 SQUARE FEET IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (CATEGORICALLY EXEMPT)

Approved Resolution No. 8740 Vote 7-0

3:00 P.M.

8. CU80.219 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 501 CAMBRIDGE STREET, EAST SIDE BETWEEN BURROWS AND BACON STREETS, LOT 22 IN ASSESSOR'S BLOCK 5993, FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL COMPLEX FOR A RELIGIOUS INSTITUTION (CONVENT OF THE GOOD SHEPHERD) IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (CATEGORICALLY EXEMPT)

Approved Resolution No. 8741 Vote 7-0

9. CU80.220 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 4052-54-56 - 18TH STREET, NORTHWEST CORNER AT HARTFORD STREET, LOT 51 IN ASSESSOR'S BLOCK 3582, TO PERMIT A COMMERCIAL USE ABOVE THE GROUND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT. (CATEGORICALLY EXEMPT)

Passed motion to continue to October 16, 1980.
Vote 7-0

3:45 P.M.

10. EE80.242 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR 424-434 HOLLADAY AVENUE, LOTS 3, 4 AND 5 IN ASSESSOR'S BLOCK 5635; 4 TOWNHOUSES, EACH 2 FLOORS, APPROXIMATELY 4,200 SQUARE FEET, INCLUDING 4 PARKING SPACES, REQUIRING VZ80.99 AND CU80.217.

Denied Resolution No. 8742 Vote 7-0

11. CU80.217 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 424-434 HOLLADAY AVENUE, WEST SIDE BETWEEN (UNIMPROVED) ESMERALDA AVENUE AND MAYFLOWER STREET, LOTS 3, 4 AND 5 IN ASSESSOR'S BLOCK 5635, TO PERMIT THE CONSTRUCTION OF 4 UNITS ON TWO LOTS AND THE CONSTRUCTION OF A COMMUNITY GARAGE IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE80.242)

Approved Resolution No. 8743 Vote 6-0
Absent: Commissioner Dearman

3:45 P.M. (Cont)

12. S80.1 - REQUEST TO ABOLISH A 22-FOOT LEGISLATED SETBACK LINE AT 3382 CLAY STREET, NORTH SIDE BETWEEN WALNUT STREET AND PRESIDIO AVENUE, LOT 14 IN ASSESSOR'S BLOCK 997.

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO OCTOBER 9, 1980.

Passed motion to continue to October 9, 1980.
Vote 7-0

4:00 P.M.

13. CU80.207 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A MAJOR PARKING GARAGE AND A HELIPORT AT 95 HAWTHORNE STREET, LOTS 12 AND 56 IN ASSESSOR'S BLOCK 3735, IN A C-3-S (DOWNTOWN SERVICE) DISTRICT.

Passed motion to continue to November 6, 1980.
Vote 7-0

14. EE80.253 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR TWO 2-UNIT DWELLINGS AT 669 AND 675 RHODE ISLAND STREET, LOTS 5 AND 23 IN ASSESSOR'S BLOCK 4031; 2-STORIES-OVER-GARAGE, 1 PARKING SPACE PER UNIT, APPROXIMATELY 3,010 AND 3,580 SQUARE FEET BUILDINGS, REQUIRING BUILDING PERMIT APPLICATIONS NO. 8006397-8006398.

Appeal withdrawn. No Action required.

4:30 P.M.

15. DISCUSSION OF CONDOMINIUM CONVERSION ORDINANCE REVISIONS CONCERNING LIFETIME LEASES AND RENTAL HISTORY.

Passed motion approving modifications to proposed amendments to Subdivision Code. Modifications relate to eligibility for lifetime leases, rental history and notice to tenants.

Vote 6-0

Absent: Commissioner Dearman

Adjourned: 7:10 p.m.

DOCUMENTS DEPT.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 9, 1980
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

APPROVAL OF MINUTES

Approval of the Minutes of the Regular Meeting of September 11,
1980.

Approved unanimously.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Commissioner Starbuck asked that an environmental assessment
of zoning proposals for the downtown C-3 district be done to
determine what did not have to be covered in the focused
environmental impact report proposed for the C-3 district.

2:00 P.M.

2. EE80.267 - PUBLIC HEARING AND JOINT PUBLIC MEETING WITH THE
SAN FRANCISCO REDEVELOPMENT AGENCY ON THE DRAFT
ENVIRONMENTAL IMPACT REPORT/STATEMENT FOR THE PROPOSED
RINCON-POINT-SOUTH BEACH REDEVELOPMENT PLAN; AN URBAN
REVITALIZATION EFFORT INTENDED TO 1) REMOVE CONDITIONS
OF BLIGHT; 2) PROVIDE NEW HOUSING OPPORTUNITIES WITH
SPECIAL EMPHASIS ON LOW- AND MODERATE-INCOME HOUSING;
AND 3) PROVIDE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR
THE CITIZENS OF THE CITY AND COUNTY OF SAN FRANCISCO.

Passed motion to close the Public Hearing.

Vote 7-0

2:00 P.M. (Cont)

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SIGN A JOINT LEAD AGENCY AGREEMENT, ON BEHALF OF THE CITY PLANNING COMMISSION, BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND THE SAN FRANCISCO REDEVELOPMENT AGENCY, FOR THE RINCON-POINT-SOUTH BEACH ENVIRONMENTAL IMPACT REPORT/STATEMENT. (EE80.267)

Approved Resolution No. 8744 Vote 7-0

3:00 P.M.

3. CA80.8 - APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO 736 MONTGOMERY STREET (FORMER PLAYBOY CLUB) IN THE JACKSON SQUARE HISTORIC DISTRICT, LOT 16 IN ASSESSOR'S BLOCK 196.

Approved Resolution No. 8745 Vote 7-0

4. PUBLIC HEARING AND CONSIDERATION FOR A RESOLUTION ENDORSING THE LOCAL COASTAL PROGRAM, PURSUANT TO THE COASTAL ACT OF 1976; AND PUBLIC HEARING ON THE WESTERN SHORELINE PLAN, AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO.

Approved Resolution No. 8746 Vote 7-0

5. CU80.228 - APPLICATION FOR CONDITIONAL USE AUTHORIZATION TO AMEND THE PREVIOUS AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT (CU78.32) FOR THE OCEAN BEACH VILIAS PROJECT (FORMER PLAYLAND SITE), ASSESSOR'S BLOCKS 1595, 1692 AND A PORTION OF 1996.

Passed motion to continued to October 16, 1980.
Vote 7-0

3:30 P.M.

6. S80.1 - REQUEST TO ABOLISH A 22-FOOT LEGISLATED SET-BACK LINE AT 3382 AND 3388 CLAY STREET AND 250 WALNUT STREET, NORTH SIDE OF CLAY STREET BETWEEN WALNUT STREET AND PRESIDIO AVENUE, LOTS 14, 15 AND 16 IN ASSESSOR'S BLOCK 997.

Approved Resolution No. 8747 Vote 7-0

5:30 P.M.

7. ZM80.18 - REQUEST FOR RECLASSIFICATION OF THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (CONTINUED FROM THE REGULAR MEETING OF AUGUST 28, 1980)

Approved

Resolution No. 8749

Vote 7-0

8. CU80.205 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER PORTOLA MIDDLE SCHOOL SITE AT 350 GIRARD STREET, BLOCK ALSO BOUNDED BY BURROWS, GOETTINGEN AND BACON STREETS, LOT 2 IN ASSESSOR'S BLOCK 5983, FOR UP TO 160 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (Continued from Regular Meeting of August 28, 1980)

Withdrawn

Resolution No. 8748

Vote 7-0

Adjourned: 7:10 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 16, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

OCT 30 1980

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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Rosenblatt and Starbuck

ABSENT: Commissioner Nakashima

1:30 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

Commissioner Starbuck asked and was told that the Department had not yet received the Commission's requested opinion from the City Attorney on a proposed list of "Structures of Merit".

Commissioner Starbuck requested a status report on the environmental assessment pursuant to the proposed "focused" Environmental Impact Report on proposed approaches to downtown zoning.

Commissioner Starbuck asked that the Department verify compliance of the Pacific Gateway project with approved plans.

2:00 P.M.

2. LM80.7 - CONSIDERATION OF THE CLAY STREET CENTER AT 965 CLAY STREET AND 940 POWELL STREET, LOTS 18 AND 24 IN ASSESSOR'S BLOCK 224, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8750 Vote 5-0
Absent: Commissioners Bierman and Nakashima

2:00 P.M. (Cont)

3. LM80.8 - CONSIDERATION OF THE JOHN McMULLEN HOUSE AT 827 GUERRERO STREET, LOT 76 IN ASSESSOR'S BLOCK 3608, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8751 Vote 5-0
Absent: Commissioners Bierman and Nakashima

4. LM80.9 - CONSIDERATION OF THE SHARON BUILDING IN GOLDEN GATE PARK IN ASSESSOR'S BLOCK 1700, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8752 Vote 4-1
Voting no: Commissioner Dearman
Absent: Commissioners Bierman and Nakashima

2:30 P.M.

5. CU80.228 - APPLICATION FOR CONDITIONAL USE AUTHORIZATION TO AMEND THE PREVIOUS AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT (CU78.32) FOR THE OCEAN BEACH VILLAS PROJECT (FORMER PLAYLAND SITE), ASSESSOR'S BLOCKS 1595, 1692 AND A PORTION OF 1996.
(Continued from the Regular Meeting of October 9, 1980)

Approved Resolution No. 8753 Vote 5-0
Absent: Commissioners Bierman and Nakashima

3:00 P.M.

6. EE80.200 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A SEVEN-STORY OFFICE BUILDING AT 868 FOLSOM STREET, LOT 24 IN ASSESSOR'S BLOCK 3733, DEMOLITION OF ONE STORY WITH MEZZANINE, 14,728 SQUARE-FOOT BUILDING AND CONSTRUCTION OF SEVEN-STORY, APPROXIMATELY 90,835 SQUARE-FOOT OFFICE/LIGHT INDUSTRIAL BUILDING, WITH NO OFF-STREET PARKING SPACES, REQUIRING VZ80.71.

Passed motion to continue to October 30, 1980
Vote 6-0
Absent: Commissioner Nakashima

4:00 P.M.

7. CU80.220 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 4052-54-56 - 18TH STREET, NORTHWEST CORNER AT HARTFORD STREET, LOT 51 IN ASSESSOR'S BLOCK 3582, TO PERMIT A COMMERCIAL USE ABOVE THE GROUND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT. (CATEGORICALLY EXEMPT) (Continued from the Regular Meeting of October 2, 1980)

Disapproved Resolution No. 8754 Vote 5-1
Voting no: Commissioner Bierman
Absent: Commissioner Nakashima

4:30 P.M.

8. DR80.29 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8007179 FOR RENOVATION AND UPPER LEVEL COMMERCIAL CONVERSION OF EXISTING BUILDING AT 3020 FILLMORE STREET, WEST SIDE BETWEEN FILBERT AND UNION STREETS IN UNION STREET DISCRETIONARY REVIEW AREA.

Passed motion not to take Discretionary Review.
Vote 6-0
Absent: Commissioner Nakashima

9. DR80.29 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8007179 FOR RENOVATION AND UPPER LEVEL COMMERCIAL CONVERSION OF EXISTING BUILDING AT 3020 FILLMORE STREET, WEST SIDE BETWEEN FILBERT AND UNION STREETS IN UNION STREET DISCRETIONARY REVIEW AREA.

No Action required.

10. DR80.28 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8008318 FOR REMODELING OF EXISTING VACANT COMMERCIAL SPACE TO A TAKE-OUT BAKERY AT 2298 UNION STREET, NORTHEAST CORNER AT STEINER STREET IN UNION STREET DISCRETIONARY REVIEW AREA.

Passed motion to continue to October 23, 1980.
Vote 6-0
Absent: Commissioner Nakashima

4:30 P.M. (Cont)

11. DR80.28 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8008318 FOR REMODELING OF EXISTING VACANT COMMERCIAL SPACE TO A TAKE-OUT BAKERY AT 2298 UNION STREET, NORTHEAST CORNER AT STEINER STREET IN UNION STREET DISCRETIONARY REVIEW AREA.

No Action required.

5:00 P.M.

12. EXECUTIVE SESSION - TO CONFER WITH DEPUTY CITY ATTORNEY ON LITIGATION RELATED TO PLANNING MATTERS.

Passed motion to continue to October 17, 1980.

Vote 6-0

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NOTE: AT OR BEFORE 6:00 P.M., THE COMMISSION WILL ADJOURN
AND RECONVENE ITS MEETING AT 7:30 P.M.

* * * * *

7:30 P.M.

13. ZM80.4 - REQUEST FOR RECLASSIFICATION OF THE FORMER FARRAGUT SCHOOL SITE AT 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUE, LOT 1 IN ASSESSOR'S BLOCK 6985, FROM A P (PUBLIC) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of September 25, 1980)

Approved/RH-1 Resolution No. 8755

Vote 6-0

Absent: Commissioner Nakashima

14. CU80.206 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER FARRAGUT SCHOOL SITE, 625 HOLLOWAY AVENUE, SOUTH SIDE, INCLUDING FRONTAGE ON FAXON AND CAPITOL AVENUES, LOT 1 IN ASSESSOR'S BLOCK 6985, FOR UP TO 54 DWELLING UNITS, IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING WHICH PLANS MAY REQUIRE MODIFICATIONS OF DENSITY, REAR YARD, OPEN SPACE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-2 ZONING. (ZM80.4)
(Continued from the Regular Meeting of September 25, 1980)

Approved Resolution No. 8756

Vote 5-1

Voting no: Commissioner Karasick

Absent: Commissioner Nakashima

Adjourned: 10:15 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 23, 1980
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

1:30 P.M.

1. A. Director's Report

Rai Okamoto, Director of Planning, noted that in the press there had been a recent flurry of reports on developments proposed for the downtown. We have knowledge of all these proposals and developers know that, into our analyses, we are incorporating ideas, concepts and thoughts developed in possible approaches to the downtown.

Robert Passmore, Assistant Director of Planning, told the Commission that a subdivision referral for the Ocean Beach Villas project had been received from the Department of Public Works. Insofar as the concept of "Condominium" as opposed to "rental" was implicit in the reclassification and Conditional Use applications, we would proposed that the formal subdivision application be approved administratively.

Commissioner Nakashima moved that the Department be permitted to act administratively on the formal subdivision application for the Ocean Beach Villas project. The motion was seconded by Commissioner Bierman and passed unanimously.

With respect to the processing of Conditional Use applications from Non-Conforming Uses (NCU) seeking to continue operations beyond the Code required termination date, Robert Passmore, Zoning Administrator, asked that he be delegated the authority to hear these applications. In the absence of opposition each would be put on a "consent" calendar for your consideration, he said.

Commissioner Dearman moved that the Commission adopt the procedure outlined by Mr. Passmore. The motion was seconded by Commissioner Bierman and passed unanimously.

1:30 P.M. (Cont)

1. A. Director's Report

With respect to Supervisor Kopp's proposal to amend Section 176 of the City Planning Code, Robert Passmore, Zoning Administrator said that he would meet with the supervisor to determine if the proposed language was consistent with the Supervisor's intent. President Rosenblatt noted that the proposal would severely restrict the Department's ability to enforce provisions of the Planning Code. Mr. Passmore said that he would report to the Commission on the outcome of his meeting with the Supervisor.

B. Commissioners' Questions and Matters

2:00 P.M.

2. DR80.5 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7901673 FOR THE PROPOSED 315 HOWARD OFFICE BUILDING, 24-STORY, 320-FOOT OFFICE TOWER WITH 389,600 GROSS SQUARE FEET.

(Continued from the Regular Meeting of August 21, 1980)

Passed motion to continued to November 13, 1980.
Vote 7-0

2:30 P.M.

3. CU80.201 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 724 TO 736 PACIFIC AVENUE, NORTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 40 IN ASSESSOR'S BLOCK 161, FOR AN OFF-STREET PARKING FACILITY FOR APPROXIMATELY 39 SPACES IN THE WASHINGTON/BROADWAY SPECIAL USE DISTRICT NO. 1 FOR THE MIRIWA CENTER, A MIXED USE DEVELOPMENT CONSISTING OF RETAIL, RESTAURANT AND OFFICE SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

NOTE: COMPANION CASE FOR OFF-STREET LOADING VARIANCE (VZ80.127) WILL BE CONSIDERED BY THE ZONING ADMINISTRATOR ON OCTOBER 22, 1980.

Passed motion to continue to November 13, 1980.
Vote 6-0

Absent: Commissioner Dearman.

2:30 P.M. (Cont)

4. SU80.4 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 3913 - 24TH STREET, LOT 39 IN ASSESSOR'S BLOCK 6508, TO PERMIT A RESTAURANT IN THE 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of September 18, 1980)

Approved Resolution No. 8757 Vote 6-0
Absent: Commissioner Dearman.

3:00 P.M.

5. EE80.288 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A ZONING RECLASSIFICATION; SITE BOUNDED BY COLUMBUS AVENUE, WASHINGTON, KEARNY AND JACKSON STREETS, LOTS 4 THROUGH 16, IN ASSESSOR'S BLOCK 195, CONSIDERATION OF RECLASSIFICATION REQUEST TO REZONE FROM C-2 TO RC-4 DISTRICT TO PRESERVE AND PROTECT THE RESIDENTIAL CHARACTER OF THE SITE BY REQUIRING HOUSING IN THE DEVELOPMENT OF THE SITE.

- Passed motion to continue to November 20, 1980.
Vote 7-0

3:30 P.M.

6. DR80.28 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8008318 FOR REMODELING OF EXISTING VACANT COMMERCIAL SPACE TO A TAKE-OUT BAKERY AT 2298 UNION STREET, NORTHEAST CORNER AT STEINER STREET IN UNION STREET DISCRETIONARY REVIEW AREA.
(Continued from the Regular Meeting of October 16, 1980)

Passed motion to take Discretionary Review. Vote 6-0
Absent: Commissioner Dearman.

7. DR80.28 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8008318 FOR REMODELING OF EXISTING VACANT COMMERCIAL SPACE TO A TAKE-OUT BAKERY AT 2298 UNION STREET, NORTHEAST CORNER AT STEINER STREET IN UNION STREET DISCRETIONARY REVIEW AREA.
(Continued from the Regular Meeting of October 16, 1980)

Approved Resolution No. 8758 Vote 5-1
Voting no: Commissioner Starbuck.
Absent: Commissioner Dearman.

3:30 P.M. (Cont)

8. R80.33 - ACQUISITION OF OPEN SPACE AT 6TH AND FOLSOM STREETS, LOTS 10, 11 AND 12 IN ASSESSOR'S BLOCK 3731, (RECREATION AND OPEN SPACE ELEMENT OF MASTER PLAN AMENDED MARCH 20, 1979, TO INCLUDE THIS SITE).

Item erroneously calendared. No Action required.

9. R80.20 - SIDEWALK CORNER BULBS ON WEST PORTAL BETWEEN 15TH AVENUE AND ULLOA STREETS (BOARD OF SUPERVISORS APPROVED UNDER RESOLUTION NO. 159-78 ON MARCH 6, 1978).

Item erroneously calendared. No Action required.

10. CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE RECLASSIFICATION OF PROPERTY AT 2500-98 GEARY BOULEVARD AND 934 PRESIDIO AVENUE, NORTH SIDE OF GEARY BOULEVARD BETWEEN LYON STREET AND PRESIDIO AVENUE, LOTS 7, 8, 9, 11, 26 AND 27 IN ASSESSOR'S BLOCK 1082, FROM C-2 (COMMUNITY BUSINESS) AND RH-3 (HOUSE, THREE-FAMILY) DISTRICTS TO AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) OR AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved Resolution No. 8759 Vote 6-0
Absent: Commissioner Dearman.

Adjourned: 6:40 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY
OCTOBER 30, 1980
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENT # 10-10
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CITY PLANNING COMMISSION
ROOM 282, CITY HALL

The San Francisco City Planning Commission met pursuant to notice on Thursday, October 30, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Eugene Kelleher, Norman Karasick, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning; Alec Bash, Environmental Review Officer; Paul Rosetter, Planner III; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner.

APPROVAL OF THE MINUTES

The Minutes of the Regular Meeting of October 9, 1980 were approved unanimously.

CURRENT MATTERS

A. Director's Report

In the context of review of development proposed for the downtown, the Director of Planning, Rai Okamoto, said that questions, related to Master Plan policy for the provision of parking in the downtown core had arisen. The Master Plan calls for short-term parking in the core area, he said. For us, it is a question of the type and character of parking to be allowed in the core. It is not a question of parking versus no parking, he said.

B. Commissioners' Questions and Matters

President Rosenblatt said that the availability of Urban Development Action Grant (UDAG) funds would be a critical element in the Commission's consideration of the proposed Hilton, Ramada and Holiday Inn hotels. He suggested that public hearings on the proposed hotels should occur subsequent to U.S. Department of Housing and Urban Development (HUD) action on the UDAG grant application.

EE80.196 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THREE 2-UNIT BUILDINGS AT THE NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS REQUIRING BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A and 8002886B, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.

DR80.19 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B FOR THREE 2-UNIT DWELLINGS; NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.

With respect to these items, President Rosenblatt noted that there had been insufficient notice of the "Appeal" hearing, that appellants had requested continuance for that reason and that the Commission intended to continue these matters.

In the absence of objection, Commissioner Dearman moved that these matters be continued to November 13, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

EE80.200 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR A SEVEN-STORY OFFICE BUILDING AT 868 FOLSOM STREET, LOT 24 IN ASSESSOR'S BLOCK 3733, DEMOLITION OF ONE STORY WITH MEZZANINE, 14,728 SQUARE-FOOT BUILDING AND CONSTRUCTION OF SEVEN-STORY, APPROXIMATELY 90,835 SQUARE-FOOT OFFICE/LIGHT INDUSTRIAL BUILDING WITH NO OFF-STREET PARKING SPACES, REQUIRING VZ80.71.
(Continued from the Regular Meeting of October 16, 1980)

The project sponsor had requested a continuance of this matter. Commissioner Bierman moved that it be continued to December 4, 1980. The motion was seconded by Commissioner Nakashima and passed unanimously.

R80.32 - DRILL TRACK REALIGNMENT TO SERVE PIERS 94-96, INVOLVING RAILROAD SPUR TRACK ON PORTIONS OF PIER 88 BETWEEN RANKIN AVENUE AND CARGO WAY; RANKIN AVENUE BETWEEN EVANS AVENUE AND ISLAIS CREEK CHANNEL; AND ARTHUR AVENUE, NORTHWEST OF THIRD STREET (EE80.146).

In the absence of persons wishing to testify on this matter, President Rosenblatt noted that he and other Commissioners had toured the site and were familiar with the proposal. Also, he noted that the Department had prepared a memorandum recommending that the Director be authorized to report that the matter was in conformity with the Master Plan.

With respect to the Director's Memorandum, President Rosenblatt said that the Port was proposing to provide and maintain public access totaling approximately 41,000 square feet. He expressed concern that approval of a specific figure might constrain the Bay Conservation and Development Commission (BCDC) Design Review Committee in its review of the proposal.

Alec Bash, Environmental Review Officer, assured President Rosenblatt that the Department's approval would be phrased in such a manner that it would not constrain BCDC.

Commissioner Bierman moved that the Director be authorized to report that the Matter was in Conformity with the Master Plan. The motion was seconded by Commissioner Dearman and passed unanimously.

Commissioners' Questions and Matters Continued.

With respect to a proposed take-out bakery at 2298 Union Street, the Commission approved unanimously the formal language contained in City Planning Commission Resolution No. 8758.

SUMMARY AND MINUTES OF THE REGULAR MEETING

OCTOBER 30, 1980

With respect to an earlier question from Commission Starbuck, Robert Passmore, Assistant Director of Planning, said that he had spoken with the project architect for the proposed Pacific Gateway Office Tower. I have been assured, he said, that construction is proceeding in compliance with plans approved by the Commission.

Adjourned: 3:15 p.m.

Respectfully submitted,

Lee Woods, Jr.
Administrative Secretary
City Planning Commission

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
DECEMBER 4, 1980
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

12:00 NOON

FIELD TRIP - Field trip to view sites of matters to be considered by
the Commission during the Month of December.

Completed.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of October 23, 1980.

Approved Vote 5-0

Absent: Commissioners Dearman and Kelleher

1:30 P.M.

1. Current Matters

A. Director's Report

Rai Okamoto, Director of Planning, reported that the
Landmarks Preservation Advisory Board had developed a
priorities statement and work program. The Board, he said,
will wish to bring it to you for discussion in the context of
a public meeting.

With respect to Commission Resolution No. 8772, approved on
November 20, 1980, Alec Bash, Environmental Review Officer,
said that the draft resolution which was presented to the
Commission had been in error. As a substitute, he asked that
the Commission accept a resolution containing the following
"Resolved" clause:

1:30 P.M. (Cont)

A. Director's Report (Cont)

"THEREFORE BE IT RESOLVED, That the City Planning Commission does hereby find that the subdivision as set forth in the Tentative Map submitted with said referral IS CONSISTENT with the Master Plan, provided, however, that the subdivider comply with the requirements of the San Francisco Subdivision Code and the following specific condition:

The subdivider shall provide for low and moderate income occupancy pursuant to Section 1341 of the Subdivision Code either through:

- (a) construction ~~or~~ provision through other means of a moderate income unit at another location, under terms of an agreement to be made with the Department of City Planning prior to recordation of the final map; or
- (b) payment of \$50,556 to the City and County for deposit to the Housing Development fund, if no agreement under (a), above, is reached."

B. Commissioners' Questions and Matters

2. CONSIDERATION OF SIGN PERMIT APPLICATION NO. 8002452 FOR A PROPOSED PARKING LOT SIGN AT 62 GROVE STREET IN THE CIVIC CENTER AREA SPECIAL SIGN DISTRICT, ALSO ZONED P (PUBLIC USE) DISTRICT.

Disapproved Resolution No. 8780 Vote 6-0
Absent: Commissioner Kelleher

2:00 P.M.

3. EE80.200 - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR A SEVEN-STORY OFFICE BUILDING AT 868 FOLSOM STREET, LOT 24 IN ASSESSOR'S BLOCK 3733, DEMOLITION OF ONE STORY WITH MEZZANINE, 14,728 SQUARE-FOOT BUILDING AND CONSTRUCTION OF SEVEN-STORY, APPROXIMATELY 90,835 SQUARE-FOOT OFFICE/LIGHT INDUSTRIAL BUILDING WITH NO OFF-STREET PARKING SPACES, REQUIRING VZ80.71.
(Continued from the Regular Meeting of October 30, 1980)

2:00 P.M. (Cont)

3. EE80.200 - NOTE: THE DEPARTMENT OF CITY PLANNING STAFF HAS RECOMMENDED THAT THIS MATTER BE CONTINUED INDEFINITELY.

Passed motion to continue indefinitely. Vote 6-0
Absent: Commissioner Kelleher

4. CONSIDERATION OF AMENDMENTS TO THE NORTHEASTERN WATERFRONT MASTER PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO.

Approved Resolution No. 8781 Vote 7-0

5. REVIEW OF CONFORMITY WITH THE MASTER PLAN OF THE RINCON POINT-SOUTH BEACH REDEVELOPMENT PLAN.

Approved Resolution No. 8782 Vote 7-0

6. CONSIDERATION OF ADOPTION OF THE DOCUMENT ENTITLED "DESIGN FOR DEVELOPMENT: RINCON POINT SOUTH BEACH REDEVELOPMENT PLAN".

Approved Resolution No. 8783 Vote 7-0

2:30 P.M.

7. EE80.196 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THREE 2-UNIT BUILDINGS AT THE NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS REQUIRING BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.
(Continued from the Regular Meeting of November 13, 1980)

Denied Resolution No. 8786 Vote 4-3
Voting no: Commissioners Bierman, Dearman and Starbuck

8. DR80.19 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B FOR THREE 2-UNIT DWELLINGS; NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES. (Continued from the Regular Meeting of November 13, 1980)

Passed motion to take Discretionary Review. Vote 4-3
Voting no: Commissioners Karasick, Kelleher and Nakashima.

2:30 P.M. (Cont)

9. DR80.19 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B FOR THREE 2-UNIT DWELLINGS; NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.

(Continued from the Regular Meeting of November 13, 1980)

Passed motion to continue to January 15, 1980.

Vote 4-3

10. CU80.231 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 378 ARLETA AVENUE, NORTH SIDE BETWEEN ELLIOT AND DELTA STREETS, LOT 65 IN ASSESSOR'S BLOCK 6233, FOR TWO DWELLINGS ON ONE 5,000 SQUARE FOOT LOT IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (EE78.217 - CATEGORICALLY EXEMPT UNDER CEQA)

Approved

Resolution No. 8784

Vote 7-0

11. CU80.233 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1200 SACRAMENTO STREET, NORTHWEST CORNER AT TAYLOR STREET, LOT 3C IN ASSESSOR'S BLOCK 221, FOR A STRUCTURE OVER 40 FEET IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT. (CATEGORICALLY EXEMPT UNDER CEQA)

Approved

Resolution No. 8785

Vote 7-0

12. CU80.232 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1255 CALIFORNIA STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, LOT 20 IN ASSESSOR'S BLOCK 252, FOR A STRUCTURE OVER 40 FEET IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT. (EE80.277)

Approved

Resolution No. 8787

Vote 7-0

3:00 P.M.

13. ZM80.43 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 1201 - 19TH AVENUE, SOUTHWEST CORNER AT LINCOLN WAY, LOT 1 IN ASSESSOR'S BLOCK 1731; FROM AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE80.266)

Passed motion to continue to January 8, 1980.

Vote 6-1

Voting no: Commissioner Starbuck

3:30 P.M.

14. EE80.269 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 17-UNIT CONDOMINIUM, 1400 JONES STREET, LOT 11 IN ASSESSOR'S BLOCK 189, DEMOLITION OF A 3-STORY WOOD FRAME BUILDING AND CONSTRUCTION OF A 9-STORY (6 ABOVE ENTRY LEVEL AND 3 BELOW) CONDOMINIUM BUILDING, APPROXIMATELY 30,150 SQUARE FEET, WITH 17 PARKING SPACES. (CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 6, 1980)

NOTE: THE DEPARTMENT OF CITY PLANNING STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JANUARY 8, 1981.

Passed motion to continue to January 8, 1981.

Vote 6-0 Absent: Commissioner Dearman

15. CU80.201 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 724 AND 736 PACIFIC AVENUE, NORTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 40 IN ASSESSOR'S BLOCK 161, FOR AN OFF-STREET PARKING FACILITY FOR APPROXIMATELY 39 SPACES IN THE WASHINGTON/BROADWAY SPECIAL USE DISTRICT NO. 1, FOR THE MIRIWA CENTER, A MIXED USE DEVELOPMENT CONSISTING OF RETAIL, RESTAURANT AND OFFICE SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of November 13, 1980)

Passed motion to continue to December 18, 1980.

Vote 6-0 Absent: Commissioner Dearman

4:00 P.M.

16. EE80.93 - APPEAL OF THE DETERMINATION THAT AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED FOR 3 DWELLING UNITS AND 1 COMMERCIAL SPACE; 1, 3 & 5 BEAVER STREET, LOT 8 IN ASSESSOR'S BLOCK 3561, CONSTRUCTION OF A 7,500 SQUARE-FOOT 3 STORY BUILDING WITH 3 DWELLING UNITS AND 3 PARKING SPACES, AND 1,120 SQUARE FEET OF COMMERCIAL SPACE; IN A C-2 DISTRICT ON A SITE PRESENTLY USED FOR PARKING, REQUIRING BUILDING PERMIT APPLICATION NO. 7910204.

Denied Resolution No. 8798 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

4:00 P.M. (Cont)

17. EE80.293 - APPEAL OF THE DETERMINATION THAT AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED FOR 4 SINGLE-FAMILY DWELLINGS; 335 EDGEHILL WAY, LOTS 10-13 IN ASSESSOR'S BLOCK 2934, CONSTRUCTION OF 4 SINGLE-FAMILY DWELLINGS, EACH APPROXIMATELY 6,000 SQUARE FEET, 4 FLOORS, WITH 2 PARKING SPACES, ON VACANT LOTS IN AN RH-1 D DISTRICT.

Denied Resolution No. 8789 Vote 5-0
Absent: Commissioners Dearman and Rosenblatt

Adjourned: 8:30 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
THURSDAY
DECEMBER 11, 1980
ROOM 282, CITY HALL
1:30 P.M.

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The San Francisco City Planning Commission met pursuant to notice on Thursday, October 23, 1980, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Yoshio Nakashima and Charles Starbuck III, members of the City Planning Commission.

ABSENT: Richard Sklar.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Assistant Director of Planning-Implementation; George A. Williams, Assistant Director of Planning; Milton R. Edelin, Deputy Director of Planning; Barbara Sahm, Assistant Environmental Review Officer; Jonathan Malone, Secretary-Landmarks Preservation Advisory Board; Mary Anne Miller, Planner III, Chi-Hsin Shao, Planner II; Edward N. Michael, Acting Administrative Secretary.

EXECUTIVE SESSION

The Commission met with the Director and Deputy Director of Planning in the Director's Office from 11:30 a.m. to 12:30 p.m. to confer on Budget and Personnel matters affecting the Department of City Planning.

CURRENT MATTERS

A. Director's Report

All Commission matters on the recent Board of Supervisors' Calendar were continued.

The Planning, Housing and Development Committee will have three different ordinances affecting the conversion of residential hotels to transient use for consideration at its next meeting. Additionally, it will be hearing the reclassification of the Farragut School site and possibly other school sites as well.

Although the Planning Commission's denial of the Conditional Use application for the 18th and Carolina site had been upheld by the Board of Supervisors, the Mayor requested that they reconsider the matter. At the Board meeting this past Monday, the matter was tabled indefinitely.

George Williams addressed the Commission on the matter of adoption of documents entitled "Housing Element, City and County of San Francisco: I. Background Data and Need Analysis", and "Housing Element, City and County of San Francisco: III. Implementation Programs and Activities". He explained that the submission of the aforementioned, together with previously submitted material, would establish the City's eligibility for a new state rental assistance program already applied for.

It was moved by Commissioner Starbuck, seconded by Commissioner Karasick and unanimously carried that Resolution No. 8790, adopting the aforementioned documents, be approved.

B. Commissioners' Questions and Matters

Commissioner Starbuck reviewed the work and proceedings of the Contract Monitoring Panel established to recommend selections of a consultant to prepare the Environmental Impact Report (EIR) for implementing evaluation of various alternative zoning proposals for the C-3 (Downtown Commercial) zoning districts of San Francisco. The panel determined the best qualified consultant to be the Environmental Science Associates, Inc. (ESA). Following introduction to the Commission, Mr. Paul Zigman, Marty Abell and Nancy Clark of ESA spoke briefly of their roles in, and approach to, the preparation of the EIR which will be due 10 months following signing of a contract.

It was moved by Commissioner Dearman, seconded by Commissioner Starbuck and unanimously carried that Resolution No. 8791, authorizing the Monitoring Panel to negotiate a final contract with ESA be adopted.

At 2:20 p.m., the Director of Planning left the meeting and Deputy Director Milton Edelin assumed his chair.

SUMMARY AND MINUTES OF THE REGULAR MEETING

DECEMBER 11, 1980

EE79.131 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED SILVER VIEW TERRACE; AREA GENERALLY BOUNDED BY BRIDGEVIEW DRIVE ON THE NORTHEAST TO NORTHWEST, TOPEKA AVENUE ON THE SOUTHWEST, AND NEWHALL STREET ON THE SOUTHEAST, INVOLVING A VACANT 11-ACRE SITE (FORMERLY MT. ST. JOSEPH'S HOME) ON LOT 2 IN ASSESSOR'S BLOCK 5335A; CONSTRUCTION OF 120 DETACHED, TWO-STORY SINGLE FAMILY UNITS ON LOTS WITH TYPICAL WIDTH OF 33 FEET AND DEPTH OF 80 FEET, AND ON-SITE IMPROVEMENTS REQUIRING APPROVAL OF SUBDIVISION PLANS.

Barbara Sahm represented the Department of City Planning.

Mr. Alex Pitcher, Chairman of the Steering Committee of the Triangle Block Club, requested that the hearing be continued to some time after January 15, 1981, in order to allow further study of the development. He added that the club was not opposed to housing on the site and would continue meeting with the project manager.

John Lahey, representing the developer, stated that he was not opposed to the continuance. Additional testimony was given by Chris Collins, H. Welton Flynn, and Larry Sharmon.

It was moved by Commissioner Bierman, seconded by Commissioner Dearman, and unanimously carried that the matter be continued until January 29, 1981.

NOTE: A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN MADE AND IS AVAILABLE FOR REFERENCE PURPOSES IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

CA80.9 - CONSIDERATION OF 901 MONTGOMERY STREET WITHIN THE JACKSON SQUARE HISTORIC DISTRICT IN LOT 5 IN ASSESSOR'S BLOCK 163; ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER THE CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN OFFICE BUILDING ON THE ABOVE SITE PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Upon recommendation of Assistant Director Robert Passmore, it was moved by Commissioner Starbuck, seconded by Commissioner Nakashima, and unanimously carried that the matter be continued to allow completion of the required Environmental Evaluation for the project.

LM80.9 - CONSIDERATION OF THE HAVENS MANSION AND CARRIAGE HOUSE AT 1381 SOUTH VAN NESS AVENUE ON LOT 46 AND A PORTION OF LOT 47 IN ASSESSOR'S BLOCK 6519, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Jonathan Malone, Secretary to the Landmarks Preservation Advisory Board, made the presentation to the Commission.

Mr. Michael Patterson, owner/applicant, gave testimony as did Earl Moss, representing the Victorian Alliance.

It was moved by Commissioner Dearman, seconded by Commissioner Bierman, and unanimously carried the Resolution No. 8792, recommending designation of the landmark site, be adopted.

HD75.1 - CONSIDERATION OF CERTAIN PROPERTY LOCATED ON OR IN THE VICINITY OF WEBSTER STREET AT 2301-17 JACKSON STREET, 2209, 2217, 2221, 2229, 2233-35, 2238, 2239-41, 2244, 2245, 2247, 2249, 2250, 2251, 2253, 2311, 2313, 2315, 2317-17½, 2319 AND 2321 WEBSTER, AND 2378, 2389, 2400 AND 2405 WASHINGTON STREET, BEING LOTS 1, 1A, 1B, 1C, AND 1D, 2, 3, 4, 5, 6, 7, AND 32 OF ASSESSOR'S BLOCK 612; LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF ASSESSOR'S BLOCK 605; AND LOTS 15, 16, 17, 18 AND 19 OF ASSESSOR'S BLOCK 613, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE STRUCTURE AND AREA AS AN HISTORIC DISTRICT PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Jonathan Malone, Secretary to the Landmarks Preservation Board presented background information on the matter and introduced Anne Bloomfield, resident in the proposed district, who had researched the historical material and prepared the case report and accompanying proposed legislation.

Along with Mrs. Bloomfield, other residents of the proposed district who testified in favor of the proposal include:

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
DECEMBER 18, 1980
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

DEC 18 1981

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,
Nakashima and Rosenblatt.

ABSENT: Commissioner Starbuck.

1:00 P.M.

1. Current Matters

A. Director's Report

1. RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A \$30,000 CONTRACT WITH JOHN M. SANGER ASSOCIATES FOR CONSULTING SERVICES IN CONNECTION WITH A STUDY OF MARKET STREET FROM 5TH TO 9TH STREETS AND SIXTH STREET FROM MARKET TO FOLSOM STREETS, UTILIZING CDBG FUNDS.

Approved Resolution No. 8795 Vote 4-0
Absent: Commissioners Dearman and Starbuck
Abstain: Commissioner Kelleher

2. "SUPPLY AND CONSUMPTION MATTERS: TRENDS AND PROSPECTS, A REPORT CONTAINING BACKGROUND INFORMATION FOR THE ENERGY ELEMENT OF THE COMPREHENSIVE PLAN OF SAN FRANCISCO", DRAFT FOR CITIZENS REVIEW.

Informational presentation - No Action required.

B. Commissioners' Questions and Answers

1:30 P.M.

2. SAN FRANCISCO EXECUTIVE PARK: PRESENTATION OF THE REVISED MASTER PLAN BY CAMPEAU CORPORATION AND ROBINSON, MILLS AND WILLIAMS, ARCHITECTS, IN COMPLIANCE WITH CITY PLANNING COMMISSION RESOLUTION NO. 7547.

Informational presentation - No Action required.

2:00 P.M.

3. CU80.201 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 724 AND 736 PACIFIC AVENUE, NORTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 40 IN ASSESSOR'S 161, FOR AN OFF-STREET PARKING FACILITY FOR APPROXIMATELY 39 SPACES IN THE WASHINGTON/BROADWAY SPECIAL USE DISTRICT NO. 1, FOR THE MIRIWA CENTER, A MIXED USE DEVELOPMENT CONSISTING OF RETAIL, RESTAURANT AND OFFICE SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of December 4, 1980)

Passed motion to continue to January 8, 1980.

Vote 6-0 Absent: Commissioner Starbuck

4. EE79.283 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED HOLIDAY INN; MASON AND O'FARRELL STREETS; 810-ROOM HOTEL IN A 27-STORY, 475,800 GROSS SQUARE FOOT, 300-FOOT HIGH BUILDING AND THREE LEVELS OF UNDERGROUND PARKING FOR 81 VEHICLES.

Passed motion to close Public Hearing.

Vote 6-0

Absent: Commissioner Starbuck

3:00 P.M.

5. CONSIDERATION FOR ENDORSEMENT OF THE VISITACION VALLEY NEIGHBORHOOD IMPROVEMENT PLAN.

Approved Resolution No. 8796

Vote 6-0

Absent: Commissioner Starbuck

3:30 P.M.

6. RS80.244 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 25-29 JOICE STREET, WEST SIDE BETWEEN CALIFORNIA AND PINE STREETS, LOT 21 IN ASSESSOR'S BLOCK 256, FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue indefinitely.

Vote 6-0

Absent: Commissioner Starbuck

7. RS80.231 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 888-98 - 14TH STREET, NORTHEAST CORNER AT NOE STREET, LOT 34 IN ASSESSOR'S BLOCK 3538, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to January 15, 1980.

Vote 6-0 Absent: Commissioner Starbuck

3:30 P.M. (Cont)

8. RS80.255 - JOINT PUBLIC HEARING WITH THE DIRECTOR OF PUBLIC WORKS, AND REVIEW FOR CONSISTENCY WITH MASTER PLAN AT SOUTH-EAST CORNER OF DAVIS STREET AND BROADWAY (GOLDEN GATEWAY COMMONS II), LOT 4 IN ASSESSOR'S BLOCK 168, FOR 52-UNIT CONDOMINIUM SUBDIVISION.

Passed motion to continue to January 15, 1980.

Vote 6-0 Absent: Commissioner Starbuck

9. RS80.229 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 50 PARKRIDGE DRIVE, EAST SIDE NORTH OF BURNETT AVENUE, LOT 14 IN ASSESSOR'S BLOCK 2846, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION, REQUESTING EXCEPTION FOR LOW- AND MODERATE-INCOME OCCUPANCY REQUIREMENTS OF THE SUBDIVISION CODE.

Passed motion to continue to January 15, 1980.

Vote 6-0 Absent: Commissioner Starbuck

5:00 P.M.

10. EE80.219 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THREE 3-UNIT CONDOMINIUMS ON 27TH STREET BETWEEN CASTRO & NOE, LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590; CONSTRUCTION OF 3 4-STORY CONDOMINIUMS, EACH 3-UNITS, 5,100 SQ. ft., INCLUDING 3 PARKING SPACES.

Passed motion to continue to January 22, 1980.

Vote 5-0 Absent: Commissioners Bierman and Starbuck

11. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT THE EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, TO PERMIT CONSTRUCTION OF UP TO 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.
(Continued from the Regular Meeting of November 20, 1980)

Passed motion to continue to January 22, 1980

Vote 6-0 Absent: Commissioner Starbuck

5:30 P.M.

12. CU80.239 - REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT AT 375 O'FARRELL STREET; TO ALLOW USE OF FLOOR AREA BONUS PROVISIONS AND MODIFICATION OF SPECIFIC STANDARDS THERETO; TO ALLOW CONSTRUCTION OF A 27-STORY, 410 GUEST ROOM HOTEL ADDITION IN GENERAL CONFORMITY WITH PLANS ON FILE WITH THE DEPARTMENT OF CITY PLANNING; ENTIRE BLOCK BOUNDED BY O'FARRELL, MASON, ELLIS AND TAYLOR STREETS, ALL OF ASSESSOR'S BLOCK 325.

NOTE: NO MAILED NOTICE HAS BEEN PROVIDED FOR THIS HEARING, AND ENVIRONMENTAL REVIEW HAS NOT BEEN COMPLETED; STAFF WILL RECOMMEND CONTINUATION TO JANUARY 29, 1981, IN ORDER TO PROVIDE FULL PUBLIC NOTICE AND COMPLETE ENVIRONMENTAL REVIEW.

Passed motion to continue to January 29, 1980.

Vote 5-0

Absent: Commissioners Bierman and Starbuck

13. CU80.238 - REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT AT 5TH STREET, NORTH BETWEEN EDDY AND ELLIS STREETS; TO ALLOW USE OF FLOOR AREA BONUS PROVISIONS AND MODIFICATION OF SPECIFIC STANDARDS THERETO AND TO PERMIT PARKING IN EXCESS OF THAT ALLOWED AS ACCESSORY; TO ALLOW CONSTRUCTION OF A 32-STORY, 1,000 GUEST ROOM HOTEL IN GENERAL CONFORMITY WITH PLANS ON FILE WITH THE DEPARTMENT OF CITY PLANNING; LOTS 11, 12, 15, 16, 17, 18 AND 25 IN ASSESSOR'S BLOCK 330.

NOTE: NO MAILED NOTICE HAS BEEN PROVIDED FOR THIS HEARING, AND ENVIRONMENTAL REVIEW HAS NOT BEEN COMPLETED; STAFF WILL RECOMMEND CONTINUATION TO JANUARY 29, 1981, IN ORDER TO PROVIDE FULL PUBLIC NOTICE AND COMPLETE ENVIRONMENTAL REVIEW.

Passed motion to continue to January 29, 1980.

Vote 5-0

Absent: Commissioners Bierman and Starbuck

Adjourned: 5:30 p.m.



